

APPENDIX 1

Upper Clutha Mapping – Hearing Stream 12

Submissions recommended to be accepted or accepted in part that require changes to the PDP notified Planning Maps.

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation 5 May 2017	Reply recommendation 10 July 2017	Reference to the Council supporting evidence and mapping annotations
Strategic Overview				
Universal Developments (177)	Only show ONL lines on land that is zoned Rural	Accept in full	Reject	Not shown refer to Strategic Overview s42a
Group 1A Wanaka Urban and Lake Hawea Township				
Anzac Trust (142)	Change the shape of the Large Lot Residential Zone and Building Restriction Area at the northern end of Beacon Point Road.	Accept in full	No change	Reply (illustration). Group 1 s42A S42a, Strategic Overview (s32aa)
Jude battson (460), Joel Van Riel (462), Darryll Rogers (1138), Melanie Rogers (1141)	Reduce the minimum allotment size of the Rural Residential Zone at Grandview Road, Sam John Place and Lichen Lane.	Reject	Accept in Part	Reply
Orchard Road Holdings Ltd (91)	Rezone 24ha of land adjacent to Orchard Road from Rural to LDRZ.	Reject	Accept in full	Reply
Wanaka Central Developments Ltd (397)	Rezone land at Kirimoko from LDRZ to MDRZ	Reject	Accept in Part (retain BRA and that part overlain as Rural Zone)	Reply
Iain Weir (139) and QLDC (790)	Rezone 1.8ha of land to the south of Kellys Flat recreation reserve from LDRZ to MDRZ.	Accept in full	No change	Group 1 s42a, Strategic Overview (s32aa)
Trustees of the Gordon Family Trust (395)	Rezone 1.93 ha of land on the corner of Golf Course Road, and Cardrona Valley Road from LDRZ to MDRZ	Accept in full	No change	Group 2 S42a, Strategic Overview (s32aa)
Roger Gardiner (260)	Amend the Outstanding Natural Landscape boundary at Eely Point and Bremner Bay.	Accept in full	No change	Group 1 s42a and EIC of Helen Mellsop, Strategic Overview (s32aa)
Varina Propriety (591)	Rezone approximately 6000m ² of land from LDRZ to MDRZ at McDougall, Brownston, Upton Streets.	Accept in full	No change	Group 1 S42a, Strategic Overview (s32aa)
R. D. and E. M Anderson Family Trust (Previously Blennerhasset) (335)	Rezone land at 100 Studholme Road from LLRZ to LDRZ.	Accept in part as it relates only to the properties at 100 and 102 Studholme Road.	Accept including full extent of the Willowridge (249) and Blennerhasset (335) Submissions	Reply
C. and S Jopson and Jacqueline Moreau (287)	Rezone land at Terranova Place from LLRZ to LDRZ.	Accept in full.	No change	Reply (illustration). Rebuttal (S32aa)
Group 1B Wanaka Urban and Lake Hawea Township – Business				
Willowridge Developments Ltd (249)	Reduce the extent of the Local Shopping Centre Zone at Cardrona Valley Road	Accept in full	Increase the area by 2,500m ² to provide for the road approved by RM170094.	Group 1B reply evidence (including Appendix 3)
Stuart & Melanie Pinfold & Satomi Enterprises.	Impose a 20m buffer / setback from the Local Shopping Centre Zone adjacent to the submitter property.	Accept in Part. The reduction in extent of the LSCZ, and that it is located further back from this site is considered to be meet in part the relief sought.	Increase the area by 2,500m ² to provide for the road approved by RM170094.	Group 1B reply evidence (including Appendix 3)
J A Ledgerwood (507)	Reduce the extent to the Local Shopping Centre Zone at Cardrona Valley Road and changes to the provisions.	Accept in Part. Accept the reduced area of the zone but not the changes sought to the provisions.	Increase the area by 2,500m ² to provide for the road approved by RM170094.	Group 1B reply evidence (including Appendix 3)

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation 5 May 2017	Reply recommendation 10 July 2017	Reference to the Council supporting evidence and mapping annotations
Group 2 Wanaka Urban Fringe				
Hawthenden Limited (776)	Rezone 2 areas from Rural Zone to Rural Lifestyle Zone (Areas A and C) and 1 area to Rural Residential Zone (Area B). Amend the Outstanding Natural Landscape boundary where it crosses through the Hawthenden property	Accept in Part. Recommend Area C is approved and the ONL line is amended from the notified location, but the line is not recommended to extend as far upslope as requested by the submitter.	Accept rezoning of Area C	Reply (illustration) Group 2 EIC, Strategic Overview (s32aa)
Scurr (160) and others	Rezone land adjacent to Cardrona Valley Road and Studholme Road from Rural Zone to Rural Lifestyle Zone, affecting 56 ha.	Accept in Part. Additional recommendation to add a building restriction area 60m wide along Cardrona Valley Road.	No change	Reply (illustration) Group 2 EIC, Strategic Overview (s32aa)
Allenby Farms (502)	Modify the ONL line Hikuwai Conservation Area. Rural Lifestyle Zone at Mt Iron Amend SNA E 18C. Remove the Building Restriction Area along SH 84, relocate the Building Restriction Area to the Base of Mt Iron.	Accept in Part. Accept only the modification of the ONL line at Hikuwai Conservation Area.	No Change	Group 2 s42a, Strategic Overview (s32aa)
Ranch Royale (previously C. and M. Skeggs) (412)	Rezone from Rural to Three Parks residential at a density of 1500m ² - 2000m ² .	Accept in part. Recommend rezoning to LLRB Zone (2000m ²) and retain the terrace escarpment and upper terrace adjacent to SH84 as Rural Zone with a Building Restriction Area over the remaining Rural Zoned area.	No change	Reply (illustration). Rebuttal (S32aa)
Michael Beresford (149)	Amend ONL boundary, rezone from Rural Zone to a mix of LDRZ and LLRZ comprising 20ha.	Accept in part. Accept the ONL boundary identified by the submitters landscape architect William Field.	No change	Rebuttal
Alan Cutler (110) and Seven Albert Town Property Owners / Charles Grant (1038).	At the area near the Albert Town Bridge (true left side of river) Alan Cutler seeks the location of the Clutha River ONF is moved upslope to include the terrace escarpment. Further submission from Seven Albert Town Property Owners/Charles Grant seeks the ONF boundary is moved away from the embankment and operative Township Zoned properties located off Alison Avenue.	Accept in Part. Ms Mellsop has recommended the ONF boundary is moved to the crest of the terrace, but not immediately adjacent to the properties.	No Change	Rebuttal and Helen Mellsop rebuttal
Group 3 Rural				
Heather Pennycook (585) and Royal Forest and Bird Protection Society (706)	Rezone the Rural Lifestyle Zone at Makarora from Rural Lifestyle to Rural Zone and Outstanding Natural Landscape.	Accept in Part. Rezone the majority of the Makarora Rural Lifestyle Zone to Rural Zone with ONL classification, except for the retention of 7 areas as Rural Lifestyle Zone, comprising a combined area of 165.3ha to be retained as Rural Lifestyle Zone, reduced from the notified area of 1292ha.	No Change	Reply and Group 3 s42a, Strategic Overview (s32aa)
Lake McKay Station Ltd (483)	At Atkins Road Luggate, rezone approximately 17 ha from Rural Zone to Rural Residential Zone.	Accept in Part. Recommend rezone a reduced area of 5ha from Rural Zone to Rural Residential Zone.	No change	Reply (illustration) and Group 3 s42a, Strategic Overview (s32aa)
Heather Pennycook (585) and Royal Forest and Bird Protection Society (706)	Rezone land at Rekos Point from Rural Residential Zone to Rural Zone.	Accept in full	No change	Group 3 s42a, Strategic Overview (s32aa)
Tim Burdon (791) and Lakes	Amend ONL boundary.	Accept in Part. At Maungawera Valley	No change	Group 3 s42a, Strategic Overview

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation 5 May 2017	Reply recommendation 10 July 2017	Reference to the Council supporting evidence and mapping annotations
Landcare (794)		– relocate the ONL boundary on northern side of valley		(s32aa)
Lake McKay Station Ltd (482)	Amend ONL boundary at various locations.	Accept in Part. At Pisa/Criffel range and Clutha River near Luggate – relocate the ONL boundary to a more refined reflection of the topography and landform	No change	Group 3 s42a, Strategic Overview (s32aa)
James Cooper (400)	Remove the ONL classification from the submitters land. Delete SNA E 18B.	Accept in Part. At the confluence of Clutha and Hawea Rivers and associated river terrace systems – relocate the ONL boundary to a more refined reflection of the topography and landform	No change	Group 3 s42a, Strategic Overview (s32aa)
Sunnyhill (formerly Crosshill Farms) (531)	Amend ONL boundary, remove SNA E 39A and rezone all land not in the ONL from Rural Zone to Rural Lifestyle Zone.	Accept in Part. Amend ONL boundary only at the Wanaka Outlet and Dublin Bay Road area, reduce the extent of the ONL to a more refined reflection of the topography and landform	No Change	Group 3 s42a, Strategic Overview (s32aa)

APPENDIX 2

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation s42A report	Issue Reference	Reply Recommendation
592			Wanaka Kiwi Holiday Park and Motels Ltd (Ian Greaves, Southern Planning Group)	1	Extend Visitor Accommodation Sub Zone	Accept	Group 1 Report	Reject (note the original recommendation recorded to accept was a typo)
293			Murray Fraser	1	Seeks density of 2000msq across all LLR zones areas. Submission does not relate to a mapping annotation or rezoning but seeks minimum lot size to be 2000m ² rather than 4000m ² .that avoids any development within this setback.	Accept in Part	Addressed in Residential Hearing. Refer to Large Lot Residential S42a.	Same recommendation as for s42a report.
15	15.2		John Blennerhassett	1	The land between Meadowstone Drive and Studholme Road as shown on Map 22 be rezoned Large Lot Residential and Low Density Residential as shown.	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
1012	15.2	FS1012.5	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
15	15.3		John Blennerhassett	1	The land between Meadowstone Drive and Studholme Road as shown on Maps 23 be rezoned Large Lot Residential and Low Density Residential as shown.	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
1012	15.3	FS1012.6	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
335	335.10		Nic Blennerhassett	1	Seek a re-alignment of the zone boundary between West Meadows Drive and 102 Studholme Road	Reject	Group 1 Report	Same recommendation as for s42a report.
335	335.2		Nic Blennerhassett	1	That the Wanaka 2020 OGB is shown on the planning maps.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
177	177.4		Universal Developments Limited	1	Confirm the identified medium density zones.	Accept	Strategic S42A Part D.	Same recommendation as for s42a report.
253	253.1		Wanaka Lakes Health Centre	1	That the zoning of the Wanaka Lake Health Centre (Lot 1 DP 410739) as shown on Map 23 be amended from Large Lot Residential to Local Shopping Centre. The health centre is not to be used for Large Lot Residential. Considers the most appropriate zone for the health centre site would be to extend the proposed Local Shopping Centre Zone northwards to cover the site and perhaps the hospital site to the north.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
1101	253.1	FS1101.1	Aspiring Lifestyle Retirement Village	1	The Local Shopping Centre zone better reflects the usage of the Wanaka Lakes Health Centre and the Aspiring Enliven Care Centre than the proposed Large Lot Residential.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
287	287.1		Christopher Jopson, Jacqueline Moreau, Shane Jopson	1	Oppose Map 20 and seek that the properties on Terranova Place be rezoned from Large Lot Residential to Low Density Residential.	Reject	Group 1 Report	Accept
1008	287.1	FS1008.1	Wayne Harray	1	I submit that Terranova Place become a buffer zone between low density housing and large lot housing and that 1 dwelling per 2000m ² be permitted as is proposed for the land between Studholme Road and Meadowstone Drive	Accept	Group 1 Report	Accept

326	326.2		Wanaka Central Developments Ltd	1	Amend the zoning of Lots 9 and 10 DP 300374 in the Proposed District Plan from Low Density Residential to Medium Density Residential. Copied from submission point 326.3	Reject	Group 1 Report	Accept
1018	326.2	FS1018.1	Noel Williams	1	I seek that the whole submission be disallowed	Accept	Group 1 Report	Reject
1311	326.2	FS1311.6	Crescent Investments Limited	1	That the submission of Wanaka Central Developments Limited as it relates to the rezoning of Lots 9 and 10 DP 300374 from LDR to MDR is rejected.	Accept	Group 1 Report	Reject
1326	326.2	FS1326.6	Kirimoko Park Residents Association Inc.	1	Opposes. Seeks that the submission of Wanaka Central Developments Limited as it relates to the rezoning of Lots 9 and 10 DP 300374 from LDR to MDR is rejected.	Accept	Group 1 Report	Reject
395	395.2		Trustees of the Gordon Family Trust	1	Opposes the Industrial B zoning of that part of the Submitter's land described as Lot 3 DP 417191) and as identified on the plan attached to this submission and submits that it be rezoned Low Density Residential; and Opposes the Low Density Residential zoning of that part of the Submitter's land described as Lot 2 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Medium Density Residential.	Industrial Zone is not 'on' Stage 1 PDP. The LDRZ to MDRZ components is accepted.	Part 5 Strategic S42a (Industrial B Zoned Land). LDR zoned land Group 1 Report	Same recommendation as for s42a report.
1101	395.2	FS1101.5	Aspiring Lifestyle Retirement Village	1	The proposed Low Density Residential zone most appropriately reflects the residential use of the Aspiring Lifestyle Retirement Village.	Reject		Same recommendation as for s42a report.
1212	395.2	FS1212.5	Wanaka Lakes Health Centre	1	The proposed Low Density Residential zone most appropriately reflects the residential use of the Aspiring Lifestyle Retirement Village.	Reject		Same recommendation as for s42a report.
591	591.4		Varina Propriety Limited	1	Rezoned the land located between Brownston and Upton Streets, on the western side of McDougall Street to medium density zone and Visitor Accommodation Sub-Zone, located on planning map 21.	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
1179	591.4	FS1179.3	Sneaky Curfew Pty Ltd	1	Supports submission 591 in relation to the extension of the Wanaka Town Centre Zone to replace the Wanaka Town Centre Transition Overlay on the Southern side of Brownston Street. Seeks that the following parts of submission 591 be allowed	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
1276	591.4	FS1276.5	JWA and DV Smith Trust	1	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting medium Density Residential/Wanaka Town Centre Transition Overlay land on planning Map 21.	Accept in part	Group 1 Report and Group 1 B Commercial Report	Same recommendation as for s42a report.
591	591.2		Varina Propriety Limited	1	The Wanaka Town Centre Transition Overlay Zone is deleted and replaced with the Wanaka Town Centre Zone. Should some or all of the Wanaka Town Centre Transition Overlay be approved, the Submitters seek the following particular outcomes and otherwise reserve their position: The objectives, policies and rules of the Medium Density Residential Zone are modified to allow non-residential built forms within the Wanaka Town Centre Transition Overlay more enabling built form bulk and location controls.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
1276	591.2	FS1276.3	JWA and DV Smith Trust	1	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting medium Density Residential/Wanaka Town Centre Transition Overlay land on planning Map 21.	Accept	Group 1 B Commercial Report	Same recommendation as for s42a report.
619	619.4		Satomi Holdings Limited	1	The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941as identified on Attachment [B] .	WITHDRAWN	WITHDRAWN	WITHDRAWN
622	622.1		Stuart Ian & Melanie Kiri Agnes Pinfeld & Satomi Enterprises Limited	1	Oppose in part. The Proposed District Plan is modified so that operative zoning of Lots 1 – 6 DP301095 is reinstated that being Rural General.	Reject	It is not appropriate to retain the Rural Zone within the UGB unless the land is not intended to be developed. The LDRZ is more appropriate.	Same recommendation as for s42a report.

622	622.2		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited	1	Oppose in part. The Proposed District Plan is modified so that the operative zoning of Lot 2 DP 302568 is reinstated, that being Rural General or alternatively that a setback of 50m is provided within Lot 2 DP 302568 where it adjoins Lot 2 DP 301095 (Mountain Range) that avoids any development within this setback.	Reject	Group 1 Report	Same recommendation as for s42a report.
622			Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited	1	Oppose in part. The Proposed District Plan is modified to identify a 20m buffer/setback within the Local Shopping Centre Zone on Proposed Planning Map 23 running along the submitters' boundary.	Accept in Part	Group 1 B Commercial Report	Same recommendation as for s42a report.
249	249.26		Willowridge Developments Limited	1	The Neighbourhood Shopping Centre on Cardrona Valley Road is reduced in size as per Attachment 2 of the submission.	Accept	Group 1 B Commercial Report	Same recommendation as for s42a report.
1193	249.26	FS1193.3	Trustees of the Gordon Family Trust	1	The proposed rezoning, and the proposed amendment to the Wanaka Urban Growth Boundary are not suitable to achieve the sustainable management of the land. We seek that all of the relief sought be declined.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
274	274.2		Susan Meyer	1	The creation a Wanaka Local Shopping Centre adjacent to the corner of Stone Street and Cardrona Valley Road (Map 23). I ask that the building capacity be increased to 80% as the area is somewhat triangulated creating opportunity for wasted space. I also ask of the zoning to allow for the linking of the local shopping centre zone to the zone that the Wanaka Lakes Health Centre, this would allow for extension of services and linking of services that are supportive the health center and the hospital	Accept in part	Group 1 B Commercial Report	Same recommendation as for s42a report.
1101	274.2	FS1101.4	Aspiring Lifestyle Retirement Village	1	The Local Shopping Centre zone better reflects the usage of the Wanaka Lakes Health Centre and the Aspiring Enliven Care Centre than the proposed Large Lot Residential.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
1212	274.2	FS1212.4	Wanaka Lakes Health Centre	1	The Local Shopping Centre zone better reflects the usage of the Wanaka Lakes Health Centre and the Aspiring Enliven Care Centre than the proposed Large Lot Residential.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
652	652.2		Adventure Consultants Limited	1	Adventure Consultants seek that their property (20 Brownstown Street, Wanaka) is rezoned and that the Wanaka Town Centre Transition Overlay (Map 21)is applied as proposed along with all relevant provisions as set out in the Proposed District Plan	Accept	Group 1 B Commercial Report	Same recommendation as for s42a report.
709	709.1		Aspiring Lifestyle Retirement Village	1	Relief sought: That a more appropriate zoning than Large Lot Residential should be identified for the hospital site within Lot 1 DP 417191 north of the Wanaka Lakes Health Centre (Lot 1 DP 410739) on Cardrona Valley Road. That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
709	709.3		Aspiring Lifestyle Retirement Village	1	Relief: That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.	Accept	No comment necessary. Seeks PDP zoning confirmed.	Same recommendation as for s42a report.
737	737.3		Sneaky Curlew Pty Ltd	1	Confirm the Medium Density Residential zone south of the Wanaka Town Centre, with the exception that the area proposed as Medium Density Residential - Wanaka Town Centre Transition Overlay (immediately to the south of Brownston Street in the blocks from Dungarvon Street to Chalmers Street for half the block depth to Upton Street) be rezoned to Wanaka Town Centre zone.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
1276	737.3	FS1276.9	JWA and DV Smith Trust	1	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting MDR/Wanaka Town Centre Transition Overlay land on planning Map 21.	Accept	Group 1 B Commercial Report	Same recommendation as for s42a report.
280	280.1		Peter Anthony Marshall	1	Submitter questions the need for an Urban Growth Boundary for Wanaka as unsure if this is necessary. However, if it is necessary, the submitter opposes the proposed Urban Growth Boundary for Wanaka as shown on Map 18. It needs to be much wider to provide for the inevitable growth that will occur in the immediate future (next 50 years). The boundary should be redrawn to follow the true right bank of the Clutha River as far as Wanaka airport and along Mount Barker Road to Cardrona Valley Road at the point where it meets the existing boundary at Studholme Road.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
1025	280.1	FS1025.1	Noel Williams	1	I seek that the whole submission be disallowed.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.

299	299.2		Leith Brew	1	That the large lot residential sections in Aubrey Road and in close proximity to Anderson Road be allowed for increased density but restricting the number of dwellings on a 4000+sq metre section to two only with the maximum building platform of both dwellings combined not to exceed 1000sq metres.	Accept in Part	Addressed in Residential Hearing. Refer to Large Lot Residential S42a. Page 9.	Same recommendation as for s42a report.
397	397.2		Peter Marshall	1	Opposes the boundaries of the proposed Urban Growth Boundary for Wanaka as shown on Proposed planning Map 18. OR If there is to be an Urban Growth Boundary then it needs to be much wider. Specifically the boundary should be redrawn to follow the true right bank of the Clutha River as far as Wanaka airport, and along Mt Barker Road to Cardrona Valley Road at the point where it meets the existing boundary at Studholme Road.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
638	638.2		Northlake Investments Ltd	1	Amend Planning Maps 18, 19 and 20 to: a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone; b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences: i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley. ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values. d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
74	74.6		Jude Hayward	1	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.	Accept		Same recommendation as for s42a report.
1012	74.6	FS1012.21	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept		Same recommendation as for s42a report.
790	790.12		Queenstown Lakes District Council	1	Requests that the Medium Density Residential Zone is confirmed on Lot 110 Deposited Plan 347413 known as Scurr Heights	Accept	Group 1 Report	Same recommendation as for s42a report.
790	790.6		Queenstown Lakes District Council	1	Rezone Lot 2 Deposited Plan 340530 located at Ironside Drive, known as Kellys Flat, Wanaka from low density residential zone to Medium Density Residential Zone	Accept	Group 1 Report	Same recommendation as for s42a report.
110	110.17		Alan Cutler	1	Rezone Penrith Park Special Zone to LDR Zone.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
1285	110.17	FS1285.6	Nic Blennerhassett	1	Supports the submitter's suggestion. Agrees that it is preferable that when areas which have been developed the next revision of the District Plan moves to absorb the Special Zone or anomalous zone into the zone which it fits most closely.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
142	142.2		Anzac Trust	1	Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. The area of the LLR zone land is less than 4000m2 and would prevent a two lot subdivision. Requests that the area to be zoned LLR should be altered as shown on the maps attached to the submission so that a two lot subdivision (each with one residence) would be a permitted activity.	Accept	Group 1 Report	Same recommendation as for s42a report.

773	773.3		John & Jill Blennerhassett	1	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission)	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
110	110.19		Alan Cutler	1	Opposes the blanket rezoning of the Scurr Heights parcel of land as Medium Density.	Reject	Group 1 Report	Same recommendation as for s42a report.
1285	110.19	FS1285.10	Nic Blennerhassett	1	Opposes the submitter's view. Having looked at the ownership of the parcel, and in consideration of the topography of the area, the submitter's now agree with the proposed MD zoning for the area of land shown on Map 20. Seeks that the QLDC is planning to use this area to promote low-cost housing, which is sorely needed.	Accept	Group 1 Report and Residential Hearing. Section 42A, Right of Reply Chapter 8: Medium Density Residential	Same recommendation as for s42a report.
790	790.16		Queenstown Lakes District Council	1	Rezone Lot 2 Deposited Plan 340530 located at Ironside Drive, known as Kellys Flat, Wanaka from low density residential zone to Medium Density Residential Zone	Accept	Group 1 Report	Same recommendation as for s42a report.
139	139.1		Iain Weir	1	Zone Lot 2 DP340530 on Ironside Drive Wanaka, from Low Density Residential to Medium Density residential	Accept	Group 1 Report	Same recommendation as for s42a report.
1019	139.1	FS1019.1	Noel Williams	1	I seek that the whole submission be disallowed.	reject	Group 1 Report	Same recommendation as for s42a report.
21	21.65		Alison Walsh	1	General support.	Accept		Same recommendation as for s42a report.
3	3.2		Alistair Munro	1	Rezone the thin strip of Rural General land with a Building Restriction Overlay, as shown on Planning Map 20, located , between Lots 3, 4 and 5 DP300734 and Peak View Ridge, to Large Lot Residential.	Reject	Group 1 Report	Same recommendation as for s42a report.
3	3.2	FS1285.2	Nic Blennerhassett	1	Supports the submitter's request and agrees that along with the adjacent LLR zoned areas this solution will maintain a 'green belt' between current and future LDR zones.	Reject	Group 1 Report	Same recommendation as for s42a report.
3	3.2	FS1307.2	The Agamemnon Trust	1	the Trust seeks to have the submission disallowed by Council	Accept	Group 1 Report	Same recommendation as for s42a report.
3	3.2	FS1311.2	Crescent Investments Limited	1	That the submission of Alistair Munro and the proposed removal of the building restriction area and rezoning of the land from Rural to Large Lot Residential is rejected in its entirety.	Accept	Group 1 Report	Same recommendation as for s42a report.
3	3.2	FS1326.2	Kirimoko Park Residents Association Inc.	1	Opposes. Seeks that the submission of Alistair Munro and the proposed removal of the building restriction area and rezoning of the land from Rural to Large Lot Residential is rejected in its entirety.	Accept	Group 1 Report	Same recommendation as for s42a report.
3	3.2	FS1334.2	Otto Dogterom	1	The submission be allowed	Reject	Group 1 Report	Same recommendation as for s42a report.
3	3.2	FS1335.2	Patricia and Barry Andrews	1	The submission be allowed	Reject	Group 1 Report	Same recommendation as for s42a report.
3	3.3		Alistair Munro	1	Approve the proposed Large Lot Residential zone to the north of Studholme Road shown in Maps 22 and 23.	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
3	3.5		Alistair Munro	1	Either clearly explain to the public's satisfaction why that area is proposed to be zoned Medium Density Residential, or leave it as Low Density Residential.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
1311	3.5	FS1311.5	Crescent Investments Limited	1	That the submission of Alistair Munro and the proposed removal of the building restriction area and rezoning of the land from Rural to Large Lot Residential is rejected in its entirety.	Accept		Same recommendation as for s42a report.
1326	3.5	FS1326.5	Kirimoko Park Residents Association Inc.	1	Opposes. Seeks that the submission of Alistair Munro and the proposed removal of the building restriction area and rezoning of the land from Rural to Large Lot Residential is rejected in its entirety.	Accept		Same recommendation as for s42a report.

55	55.1		Willum Richards Consulting Ltd	1	Introduce a 10m 'no build zone' be put in place to the west of the walkway that borders the eastern edge of the proposed medium density zone shown on planning map 20, Wanaka. The no build zone could incorporate the playground and / or green areas which would be required as part of any medium density development. That the eastern most buildings in the development (nearest the walkway) be restricted to 5m. Depending on how the landscaping of the area is done and how the current hills etc. are flattened or enhanced, that breaking the visual amenity line of the lake from the walkway be a factor for consideration in the development of the whole area (whether this is within or in excess of the currently recommended 7m limit.). That the development / design / materials / colour schemes used for the building on the eastern side of the area (nearest the walkway) be sympathetic to the fact that they will be viewed by tourists and locals using the scenic walkway. Given that the 'front' of the buildings will generally be towards the lake, their 'back' should be neat, tidy and sympathetic to the fact that it will, in part, be framing an area of significant scenic amenity.	Accept in Part	Group 1 Report and Residential Hearing. Section 42A, Right of Reply Chapter 8: Medium Density Residential	Same recommendation as for s42a report.
729	729.3		Infinity Investment Group Limited	1	The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.	Accept in Part	Group 1 Report and Residential Hearing. Section 42A, Right of Reply Chapter 8: Medium Density Residential	Same recommendation as for s42a report.
73	73.1		Margaret Prescott	1	Impose a maximum building height restriction along the Scurr Heights Walkway to protect the scenic views from the walkway.	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
773	773.4		John & Jill Blennerhassett	1	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
790	790.18		Queenstown Lakes District Council	1	Requests that the Medium Density Residential Zone is confirmed on Lot 110 Deposited Plan 347413 known as Scurr Heights	Accept	Group 1 Report	Same recommendation as for s42a report.
795	795.3		Noel Williams	1	Reduction of at least 50% of Medium Density zone.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
110	110.18		Alan Cutler	1	For Wanaka the Medium Density throughout the southern side of the CBD could be extended further along the old lake terrace. Doesn't want MDR for Scurr Heights -	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
112	112.1		Iain Weir	1	Impose TCEP. (Retain Town Centre Entertainment Precinct as proposed).	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report	Same recommendation as for s42a report.
115	115.7		Florence Micoud	1	That the Bullock creek spring and stream is designated Significant Natural Area and protected for its intrinsic value, Map 21.	Reject	Rural Hearing 2. Chapter 33 Indigenous Vegetation. And evidence of Glenn Davis.	Same recommendation as for s42a report.
177	177.5		Universal Developments Limited	1	Confirm the identified medium density zones.	Accept	Strategic S42A Part D.	Same recommendation as for s42a report.
1061	177.5	FS1061.10	Otago Foundation Trust Board	1	That the submission is accepted.	Accept	Strategic S42A Part D.	Same recommendation as for s42a report.
1189	177.5	FS1189.5	FII Holdings Ltd	1	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
1195	177.5	FS1195.4	The Jandel Trust	1	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
1271	177.5	FS1271.9	Hurtell Proprietary Limited and others	1	Supports. Believes that the MDR zone is an appropriate response to the identified need for more intensive and creative housing in the District.. Seeks that local authority approve the areas identified as MDR zone.	Accept	Strategic S42A Part D.	Same recommendation as for s42a report.

21	21.66		Alison Walsh	1	General support.	Accept		Same recommendation as for s42a report.
22	22.11		Raymond Walsh	1	General support..	Accept		Same recommendation as for s42a report.
240	240.1		Gem Lake Limited	1	Submitter owns land legally described as Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka). Opposes the District Plan map and the exclusion of the Town Centre area of Helwick Street from the Wanaka Height Precinct. Requests the Proposed District Plan is modified to include the Wanaka Town Centre Zone of Helwick Street within the Wanaka Height Precinct. The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission.	Addressed in Hearing Stream 08 Business Zones		Same recommendation as for s42a report.
260	260.2		Roger Gardiner	1	Have maps more properly show the appropriate land classification and rely less on designations. This will make make maps more meaningful. Seek to have the Wanaka Lake Front Reserve classified and shown on maps as ONL	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
1088	260.2	FS1088.1	Ross and Judith Young Family Trust	1	The Trust agrees and considers that the significance of the lakefront reserve land justifies its status being changed to an ONL. Appropriate buildings and structure controls could then be put in place. The Trust seeks that this part of the submission be allowed.	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
260	260.4		Roger Gardiner	1	Add a classification or designation to the Wanaka Fish Hatchery wetland area located at Stone Street Wanaka, to recognize its significance and importance.	Reject	Refer to Rural Hearing Chapte 33 Section 42A	Same recommendation as for s42a report.
269	269.2		David Barton	1	Remove Medium Density zone from Wanaka central.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
273	273.2		The Full & Bye Trust	1	Restrict the area of the Wanaka Medium Density Zone to more immediately adjacent to the town centre.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
327	327.3		Lismore Estates Ltd	1	Approve the High Density Residential zone between Lismore Street and Lakeside Road as shown on Planning Map 21.	Accept		Same recommendation as for s42a report.
362	362.11		Philip Thoreau	1	Oppose the Wanaka Medium Density residential zone in its current form.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
383	383.111		Queenstown Lakes District Council	1	Amend the shape of the designation (#376) as confirmed by RM140723.	Reject	Designations Hearing/Addressed via PDP Updates	Same recommendation as for s42a report.
42	42.4		J, E & ML Russell & Stiassny	1	Include in the Medium Density Zone, or in another appropriate chapter of the proposed Plan: •Objectives and policies raising the presence of the Cardrona Gravel Aquifer and its potential effect on earthworks and residential development; •A rule requiring specific consideration of earthworks and building with reference to the Cardrona Gravel Aquifer; •The requirement for engineering assessment and notification of any applications involving development in areas likely to be significantly impacted by the Cardrona Gravel Aquifer. •Include a diagram of the Cardrona Gravel Aquifer in the Proposed District Plan (shown on Diagram A4-17 of the Operative District Plan)	Not related to Maps	Addressed in Hearing Stream 10 Natural hazards.	Same recommendation as for s42a report.
1300	42.4	FS1300.4	Wanaka Trust	1	That the submission be refused insofar as it seeks amendments to chapter 8. That the submission be refused insofar as it seeks amendments to any part of the plan requesting the inclusion of provisions relating to the Cardrona Gravel Aquifer	Not related to Maps	Addressed in Hearing Stream 10 Natural hazards.	Same recommendation as for s42a report.
504	504.3		Virginia Barbara Bush	1	Retain the zoning and overlay boundaries of Planning Map 21	Accept in Part		Same recommendation as for s42a report.
505	505.25		JWA & DV Smith Trust	1	Retain the zoning boundanes as identified in Map 21.	Accept in Part		Same recommendation as for s42a report.
512	512.15		The Estate of Norma Kreft	1	Retain the zoning boundaries as identified in Map 21.	Accept in Part		Same recommendation as for s42a report.
521	521.2		Estate A P M Hodge	1	Retain the zone boundaries of Planning Map 21.	Accept in Part		Same recommendation as for s42a report.
536	536.15		Wanaka Trust	1	Retain the zoning boundaries as identified in Map 21.	Accept in Part		Same recommendation as for s42a report.

54	54.2		DD and KK Dugan Family Trust	1	Supports the Wanaka Height Precinct (shown on proposed planning map 21), in particular where it applies to the submitter's property at 8 Dunganon St. Requests that the Council confirm the Wanaka Height Precinct in the Wanaka Town Centre Zone and Precinct applying to the land owned by the submitter.	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report	Same recommendation as for s42a report.
62	62.1		Stonebrook Properties Limited	1	To investigate whether it is deliberate error or not that the visitor accommodation sub zone has not been defined for the set of apartments 8 Stonebrook Dr, Wanaka, as shown as Low Density Residential on Planning Map 22.	Reject	Group 1 Report	Same recommendation as for s42a report.
650	650.4		Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd	1	Support the identification of New World Wanaka and Four Square Wanaka within the Wanaka Town Centre Zone	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report	Same recommendation as for s42a report.
703	703.1		Infinity Investment Group Limited	1	The submitter is generally supportive of the sites being zoned for residential purposes. Properties located at 27 and 37 Ballantyne Road in Wanaka, legally described as Lot 4 DP 22854 & Lot 1 DP 304423, and Lot 2 DP 304423, respectively. Currently zoned as Three Parks Special Zone. Relief sought: 12.The submitter requests that: a. The sites are zoned to provide for medium to high densities of residential development; and b. An outline development plan requirement is imposed over the sites; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
1012	703.1	FS1012.53	Willowridge Developments Limited	1	That if the submission is allowed any rezoning takes linkages and land uses of the remaining Three Parks Zone into consideration.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
705	705.2		Ardmore Holdings Wanaka Limited	1	The submitter's property is located at 93 Ardmore Street in Wanaka. Relief sought: 14. The submitter requests the following decision: a. The entertainment precinct is retained in Central Wanaka and includes the submitter's property; b. The height precinct is included on the submitter's property; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission and overall assist with increasing vibrancy and facilitating hospitality activity in Wanaka. 15.If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Entertainment Precinct in the Proposed Plan as notified is given primacy over the others on the basis of it being the most appropriately located site.	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report	Same recommendation as for s42a report.
707	707.7		Wanaka on Water	1	6. The Body Corporate seeks the following decision from the local authority: (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report	Same recommendation as for s42a report.
719	719.162-165		NZ Transport Agency	1	Consistent method of labelling and identification of State Highways. Amend the labelling of the State highway as follows: Wanaka Luggate Hwy State Highway 6 <u>State Highway 84</u>	Accept	Designations Hearing/Addressed via PDP Updates	Same recommendation as for s42a report.
719	719.166		NZ Transport Agency	1	Neutral Amend the map to include the correct annotation; or delete the unlabelled designation from Map 21	Accept	Designations Hearing/Addressed via PDP Updates	Same recommendation as for s42a report.

737	737.4		Sneaky Curlew Pty Ltd	1	Possibly the Medium Density Residential - Wanaka Town Centre Transition Overlay be applied for half a block depth on the north side of Upton St, between Helwick and Dunganon Streets.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
1251	737.4	FS1251.15	Varina Pty Limited	1	The submitter supports this submission with respect to the expansion of the Wanaka Town Centre Zone on the south side of Brownstone Street.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
1276	737.4	FS1276.10	JWA and DV Smith Trust	1	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting MDR/Wanaka Town Centre Transition Overlay land on planning Map 21.	Accept	Group 1 B Commercial Report	Same recommendation as for s42a report.
773	773.5		John & Jill Blennerhassett	1	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
795	795.2		Noel Williams	1	Remove the Medium Density Residential zoning from Central Wanaka.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
9	9.12		Terry Drayron	1	To prohibit any structural foundational developments in Pembroke Park	Reject	Pembroke Park is designated and the requiring authority (QLDC) are able to submit Outline Plans for works that include buildings/structural foundations.	Same recommendation as for s42a report.
113	113.1		Neil Matchett	1	Confirm the land west of Far Horizons be confirmed as Large Lot Residential and that this area be within the Urban Growth Boundary as notified in the Proposed District Plan.	Accept		Same recommendation as for s42a report.
1366	1366.2		Moraine Creek Limited	1	Rezoning from Rural Lifestyle to Low Density Residential is appropriate and in keeping with existing surrounding land use patterns. All objectives, policies and guidelines promoting this rezoning are supported	Accept		Same recommendation as for s42a report.
21	21.67		Alison Walsh	1	General support..	Accept		Same recommendation as for s42a report.
22	22.12		Raymond Walsh	1	General support.	Accept		Same recommendation as for s42a report.
32	32.2		Leigh Fountain	1	supports increase in low density lots close to town. supports rezoning of DP300237 and shown on Map 22.	Accept		Same recommendation as for s42a report.
33	33.2		Dan Fountain	1	supports increase in low density lots close to town. Supports LDR Zoning shown on Map 22.	Accept		Same recommendation as for s42a report.
34	34.2		Robert A Fountain	1	supports increased low density lots close to town in Wanaka, as shown on Map 22. Supports low density zoning of DP300273	Accept		Same recommendation as for s42a report.
369	369.1		Deborah Brent	1	Support of the Large Lot Residential proposal as identified on Proposed District Plan Map 22 but believe that the boundary should be extended to include flat and slightly elevated land south from Studholme Rd(North), towards the Outer Growth Boundary towards the base of the hill.	Reject	Group 1 Report	Same recommendation as for s42a report.
448	448.2		Matt Suddaby	1	No change to proposed maps	Accept in Part		Same recommendation as for s42a report.
47	47.1		Peter Bullen	1	Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.	Accept in Part		Same recommendation as for s42a report.
1012	47.1	FS1012.13	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report	Same recommendation as for s42a report.
611	611.2		Andrew Spencer	1	Support more Low Density Residential land as per the proposed district plan map 22 - Wanaka. (See 611.2)	Accept		Same recommendation as for s42a report.
65	65.4		John Blennerhassett	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.	Accept		Same recommendation as for s42a report.

1012	65.4	FS1012.8	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report	Same recommendation as for s42a report.
74	74.4		Jude Hayward	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23 to Large Lot Residential and Low Density Residential as shown on map attached.	Accept		Same recommendation as for s42a report.
1012	74.4	FS1012.19	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report	Same recommendation as for s42a report.
78	78.3		Jennie Blennerhassett	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23.	Accept		Same recommendation as for s42a report.
1012	78.3	FS1012.23	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report	Same recommendation as for s42a report.
87	87.3		Shelley McMeeken	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.	Accept		Same recommendation as for s42a report.
1012	87.3	FS1012.28	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report	Same recommendation as for s42a report.
94	94.2		Ross Hawkins	1	Supports rezoning of Lot 300273 shown on Map 22 - Wanaka	Accept		Same recommendation as for s42a report.
111	111.2		Iain Weir	1	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.	Accept in part	Group 1 Report	Same recommendation as for s42a report.
21	21.68		Alison Walsh	1	General support.	Accept		Same recommendation as for s42a report.
22	22.13		Raymond Walsh	1	General support.	Accept		Same recommendation as for s42a report.
249	249.17		Willowridge Developments Limited	1	The Large Lot Residential boundary at Studholme Road/West Meadows Drive should be amended as per Attachment 2 of the submission.	Accept in Part	Group 1 Report	Accept
252	252.12		HW Richardson Group	1	Oppose in part. HWRG seeks that the zoning of its site at 2 Connell Terrace, Wanaka remains Industrial, and that only one industrial zone applies to this site.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
260	260.5		Roger Gardiner	1	Add a classification or designation to the Wanaka Fish Hatchery wetland area located at Stone Street Wanaka, to recognize its significance and importance.	Reject	Rural Hearing 2. Chapter 33 Indigenous Vegetation. And evidence of Glenn Davis.	Same recommendation as for s42a report.
379	379.1		Alpine Estate Ltd	1	Lot 2 DP 302568 be rezoned from Low Density Residential to a mix of higher density Village and medium density residential (through a structure plan, ODP and Design Guidelines process)	Accept in Part	Group 1 Report	WITHDRAWN
1193	379.1	FS1193.1	Trustees of the Gordon Family Trust	1	We seek that all of the relief sought be declined. The land legally described as Lot 2 Deposited Plan 302568 shown on Proposed Planning Map 23 is not suitable land to be rezoned to a mix of higher Village and Medium Density Residential zones because this does not achieve the sustainable management of the land.	Accept in Part	Group 1 Report	PRIMARY SUBMISISON WITHDRAWN

487	487.1		Blennerhassett Family	1	Supports the proposed provisions to change the zoning for land north of Studholme Road from what is currently Rural Residential and Rural Lifestyle, to both Large Lot Residential and Low Density Residential as shown in Proposed Planning Map 23 - Wanaka. Adopt Proposed District Plan Map 23 - Wanaka as it relates to land between Studholme Road and Meadowstone Drive. Support the reduction in visitor accommodation subzone land with underlying Large Lot Residential zone status located on the corner of southern corner of Cardrona Valley Road and Studholme Road in favour of increasing the area of Low Density Residential. Adopt the reduction in Visitor Accommodation Subzone in favour of increasing the Low Density Residential zone land for land north of Studholme Road as identified on Proposed District Plan Map 23 – Wanaka.	Accept in Part	Group 1 Report	Same recommendation as for s42a report.
1012	487.1	FS1012.46	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Reject	Group 1 Report	Same recommendation as for s42a report.
498	498.1		RJ & SH Wallace	1	The Map shows a walkway is joined to the walkway on either side. There is a no build covenant on the area of land between these walkways, as shown in the plan enclosed with the original submission, which was a result of consent to extend the Industrial land. It is acknowledged that the walkways may be the next part of the District Plan process, but the zoning of this area of land is very important now. Also included with the original submission is a plan showing the covenant.	Reject	Group 1 Report	Same recommendation as for s42a report.
507	507.1		JA Ledgerwood	1	- Proposed Local Shopping Centre to be reduced in size - Land adjoining Lot 2 DP 302568 to be lowered to the height of the lowest point on that Lot - At least 20m set back between Lot 2 DP 302568 and the nearest building or car park area	Accept in part	Group 1 B Commercial Report	Same recommendation as for s42a report.
1012	507.1	FS1012.51	Willowridge Developments Limited	1	That the submission be allowed.	Accept in part	Group 1 B Commercial Report	Same recommendation as for s42a report.
562	562.2		Jim Ledgerwood	1	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land located on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.	Reject	Group 1 B Commercial Report	Same recommendation as for s42a report.
619	619.6		Satomi Holdings Limited	1	The proposed District Plan is modified to provide for a Visitor Accommodation Sub-zoning on Lot 1 DP 356941.	Reject	Group 1 Report	Same recommendation as for s42a report.
65	65.5		John Blennerhassett	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Map 23 to Large Lot Residential and Low Density Residential except small identified area that should be LDR	Reject	Refer to Nic Blennerhassett (335) discussion. Group 1 Report.	Same recommendation as for s42a report.
1012	65.5	FS1012.9	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report	Same recommendation as for s42a report.
1111	709.1	FS1111.8	Colin Mantel	1	That changes to the District Plan that allow reduction of minimum lot size from 4000sqm to 2000sqm for Large Lot Residential sites be strongly supported.	Accept	Refer to Residential Hearing. S42a Large Lot Residential.	Same recommendation as for s42a report.
1207	709.2	FS1207.7	Bridget Mary Rennie	1	States that land is less than 1km from Town Centre, therefore can no longer be regarded Rural. Believes that 4000sq is too large to consider due to the expensive up keep. Suggests that there could be a different Rural residential (4000m2) and a large lot (2000m2) with enough space to plant trees and be away from neighborhoods, in order to maintain tranquility and birdlife.	Accept	Refer to Residential Hearing. S42a Large Lot Residential.	Same recommendation as for s42a report.

1212	709.1	FS1212.1	Wanaka Lakes Health Centre	1	The Local Shopping Centre zone better reflects the usage of the Wanaka Lakes Health Centre and the Aspiring Enliven Care Centre than the proposed Large Lot Residential.	Reject	Refer to Residential Hearing. S42a Large Lot Residential.	Same recommendation as for s42a report.
725	725.3		Ian Percy & Fiona Aitken Family Trust	1	Decline any extension of the Industrial B zone in Wanaka as there is no legal jurisdiction to consider this extension.	Not 'on' Stage 1	Strategic Report (Part A - Scope) and Group 2 Report.	Same recommendation as for s42a report.
1013	725.3	FS1013.6	Orchard Road Holdings Limited	1	That the submission is disallowed.	Accept	There is scope to consider industrial zones if the land sought to be rezoned is a Stage 1 PDP Zone.	Same recommendation as for s42a report.
773	773.7		John & Jill Blennerhasset	1	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
	173.2		Gordon Girvan	1	That the council leave the zoning in Wanaka as it is at present. Consider impacts on infrastructure.	Reject	Refer to Evidence of Ulrich Glasner in Strategic Hearing 1B. And Infrastructure evidence for the Upper Clutha Hearing. The impacts on infrastructure have been considered through the notified PDP and in addition, as have the rezoning submissions.	Same recommendation as for s42a report.
	173.2	FS1251.2	Varina Pty Limited	1	The submitter opposes this submission and considers that expansion / amendments to residential and commercial zones in Wanaka are required given the growing population and tourist numbers.	Accept	Refer to Evidence of Ulrich Glasner in Strategic Hearing 1B. And Infrastructure evidence for the Upper Clutha Hearing. The impacts on infrastructure have been considered through the notified PDP and in addition, as have the rezoning submissions.	Same recommendation as for s42a report.
230	230.5		Loris King	1	I agree with the Wanaka Town centre Transition Overlay location, as the Brownston Street area from Dungarvon Street through to Ardmore Street is already commercial on the left hand side going to Ardmore Street, and on the right hand side which is residential, we already have approximately six businesses operating. Because of the proximity to the commercial area both sides of Russell Street are the natural progression of commercial zoning, and, as well, businesses are already operating there.	Accept	Group 1 B Commercial Report	Same recommendation as for s42a report.
300	300.7		Rob Jewell	1	High Density Residential housing areas should not be introduced into the Wanaka town area.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
391	391.11		Sean & Jane McLeod	1	That any land zoned for large lot residential be changed to low density residential	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
510	510.1		Wayne L Blair	1	- The current zoning for low, medium and high density should remain in Wanaka	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.

1251	510.1	FS1251.12	Varina Pty Limited	1	Opposes. The submitter opposes and considers that expansion / amendments to residential and commercial zones in Wanaka are required given the growing population and tourist numbers in Wanaka.	Accept	Strategic S42A Part D.	Same recommendation as for s42a report.
1251	511.1	FS1251.10	Varina Pty Limited	1	Opposes. The submitter opposes and considers that expansion / amendments to residential and commercial zones in Wanaka are required given the growing population and tourist numbers in Wanaka.	Accept	Strategic S42A Part D.	Same recommendation as for s42a report.
511	511.1		HelenBlair	1	- The current zoning for low, medium and high density should remain in Wanaka	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
637	637.1		Andrew Spencer	1	Supports the Low Density Zone as it relates to the property described as DP 300273 located at the intersection of Wanaka-Mt Aspiring Road and Old Station Ave and shown on Planning Map 22.	Accept		Same recommendation as for s42a report.
779	779.1		Trevor & Catherine Norman	1	As being the owner of 8 McFarlane Terrace Lot 26 DP 346120 we support the proposed land change to Low Density Residential to the adjoining land being, Old Station Ave. Lot 1 DP 300273 and Studholme Road, Lots 1 & 2 DP 436477.	Accept		Same recommendation as for s42a report.
792	792.1		Patricia Swale	1	Oppose rezoning from Low Density Residential to Medium Density Residential. See submission for further detail.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
88	88.2		Queenstown Lakes Community Housing Trust	1	QLCHT supports changes for increased medium density in all proposed areas of Queenstown, Wanaka and Arrowtown.	Accept	Strategic S42A Part D.	Same recommendation as for s42a report.
9	9.3		Terry Drayron	1	Zone the land along Studholme Road as rural residential with a minimum lot size of 4000msq not 2000msq and introduce a greenbelt the length of studhome rd on both sides before any further compromise is made on the nature of this unique rural area. Also to extend this greenbelt along Orchard Rd	Reject	Group 1 Report	Same recommendation as for s42a report.
460	460.2		Jude Battson	1	Lichen Lane and Sam John Place to become residential zoning.	Reject	Group 1 Report	Accept
249	249.24		Willowridge Developments Limited	1	Rezoned land at Hawea Low Density Residential as per Attachment 5.	Reject	Strategic S42a (Township Zoned land) and Group 1 Report (Rural Residential Zoned land)	Same recommendation as for s42a report.
793	793.1		Lesley Burdon	1	Enlarge the proposed Lake Hawea Shopping Zone and apply a visitor accommodation overlay according to the map submitted by the Hawea Community Association (HCA).	Not 'on' Stage 1 PDP	Strategic Report	Same recommendation as for s42a report.
816	816.1		Jan Solbak	1	Request that the current Rural Residential Zone in Lake Hawea consisting of Grandview Rd, Sam John Place and Lichen Lane remain unchanged. The 2003 Hawea Community Plan's vision for 2020 states, in part, 'people live here because of the strong community,, landscape values development is largely contained within current zoning to ensure efficient service provision, and the retention of the surrounding rural character'. In 2015. This vision is still highly relevant for the next 10 years.	Accept	Group 1 Report	Reject
771	771.1		Hawea Community Association	1	Enlarge the proposed Lake Hawea Shopping Centre Zone by extending it as shown in Attachment 2 of the submission.	Not 'on' Stage 1 PDP	Strategic Report	Same recommendation as for s42a report.
771	771.6		Hawea Community Association	1	Show requested Urban Growth Boundary for Lake Hawea Township. See Figure 3 of submission.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
1012	771.6	FS1012.52	Willowridge Developments Limited	1	That the submission relating to the Hawea Urban Growth Boundary be allowed.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
771	771.9		Hawea Community Association	1	Support that as shown in Map 17, the area of developed Rural Residential Zoning at the Lake Hawea township will not be rezoned.	Accept	Group 1 Report	Reject

697	697.2		Streat Developments Ltd	1	That the Proposed District Plan including the provisions of the Township Zone - Section 9 (DP), Rural Residential Zone - Section 22 (PDP) and PDP Map 17 be amended to allow for adjustment of the Rural Residential & Lifestyle Zone boundary with the Township Zone at Lake Hawea Township as outline in this submission.	Reject	Group 1 Report	Same recommendation as for s42a report.
1138	460.2	FS1138.2	Darryll Rogers	1	I seek that the whole of the submission be allowed	Reject	Group 1 Report	Accept
1141	460.2	FS1141.5	Melanie Rogers	1	I seek that the whole of the submission be allowed	Reject	Group 1 Report	Accept
462	462.2		Joel van Riel	1	Rezoning Sam John Place to allow minimum half acre lots.	Reject	Group 1 Report	Accept
1138	462.2	FS1138.5	Darryll Rogers	1	I seek that part of the submission be allowed. I agree that rezoning of this area occur, but believe that minimum lot sizes could be less than half an acre	Reject	Group 1 Report	Accept in part
1141	462.2	FS1141.3	Melanie Rogers	1	I seek that part of the submission be allowed. I believe that the area should be rezoned, but that minimum lot sizes could be less than half an acre	Reject	Group 1 Report	Accept in part
272	272.2		Robert Devine	1	Maintain the proposed District Plan Rural Residential zones as depicted in Map 17 of the proposed District Plan.	Accept	Group 1 Report	Reject
188	188.3		Gaye Robertson	1	The current rural residential zoning pertaining to lake Hawea and Hawea Flat areas remains unchanged.	Accept	Group 1 Report	Reject
1012	188.3	FS1012.41	Willowridge Developments Limited	1	That the submission supporting the retention of the Rural Residential Zone in Lake Hawea is disallowed insofar as it relates to Willowridge Developments Limited land between Domain Road, Noema Terrance, Capell Avenue and Cemetery Road and that the Willowridge submission to rezone the land as Low Density Residential is allowed	Reject	Group 1 Report	Reject
119	119.2		Laura Solbak	1	The current Rural Residential Zone in Lake Hawea remain unchanged.	Accept	Group 1 Report	Reject
1012	119.2	FS1012.34	Willowridge Developments Limited	1	That the submission supporting the retention of the Rural Residential Zone in Lake Hawea is disallowed insofar as it relates to Willowridge Developments Limited land between Domain Road, Noema Terrance, Capell Avenue and Cemetery Road and that the Willowridge submission to rezone the land as Low Density Residential is allowed.	Reject	Group 1 Report	Same recommendation as for s42a report.
445.1			Helwick St Limited	1	That the medium density zones be enacted. That the medium density areas immediately bordering both Wanaka and Queenstown business districts be deemed transitional zones to allow some small scale and appropriate commercial activity.	Accept		Same recommendation as for s42a report.
653	653.2		Winton Partners Funds Management No 2 Limited.	1	Amend all Planning Maps to delete the Urban Growth Boundary.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
412	412.2		Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs	2	Opposes the location of the urban growth boundary and requests it should follow the boundary of the submitter's land (legally described as Lot 1 DP 303207) on the Wanaka-luggate State Highway (copied from submission point 412.2); AND Opposes the zoning of the submitter's land as Rural and requests Lot 1 DP303207 and the land immediately to the west be included in the adjoining Three Parks Special Zone and included in the Three Parks Special Zone Structure Plan for Tourism and Community Facilities and/or Commercial Activities. (Copied from point 412.4)	Reject	Group 2 Report	Accept

1012	412.2	FS1012.44	Willowridge Developments Limited	2	That the submission be allowed.	Reject	Group 2 Report	Accept in part (where it relates to the zoning for housing but not for 3 Parks zone to be applied)
588	588.2		Bernie Sugrue	2	Rezone Lot 5 DP 15016 from Rural to Rural Residential, being the 5.8 hectare site located on the corner of Wanaka - Luggate Highway (SH6) and Albert Town - Lake Hawea Road (SH84).	Reject	Group 2 Report	Same recommendation as for s42a report.

149	149.2		M Beresford	2	Rezoned from Rural to Low Density Residential the land on planning map 18 located to the west of the Peninsula Bay area, legally described as Section 2 BIK XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha	Reject	Group 2 Report	Accept in Part. Limited to the location of the ONL.
413	413.1		Trustees of the Blennerhassett Family Trust	2	Opposes the location of the urban growth boundary at the western side of Wanaka shown on proposed planning map 18 and requests it be amended to follow the Outstanding Natural Landscape Line. Supports the location of the outstanding natural landscape shown on proposed planning map 18 as it relates to the submitter's land at Lot 1 DP 367753 and requests it be confirmed.	Reject	Group 2 Report	Same recommendation as for s42a report.
776	776.2		Hawthenden Limited	2	Oppose the alignment of the ONL line through Hawthenden Farm as shown on the Proposed District Plan Maps 18, 22 and 23. Amend the ONL landscape line as submitted. Oppose zoning of the entirety of Hawthenden Farm as Rural as shown on Proposed Planning Maps 18, 22 and 23. That identified areas of Hawthenden Farm are zoned Rural Lifestyle and Rural Residential.	Accept in Part	Group 2 Report	Same recommendation as for s42a report.
502	502.10		Allenby Farms Limited	2	Amend ONL, Rezoned from Rural to Large Lot Residential, Alter Building Line Restriction, Alter SNA E18C. Alter Urban Growth Boundary. Amend ONL line at Hikuwai	Reject	Group 2 Report	Same recommendation as for s42a report.
1041	502.9	FS1041.1	Quentin Smith	2	That the BRA adjacent to the SH be retained in its entirety as a valuable scenic amenity at the entrance to Wanaka.	Accept	Group 2 Report	Same recommendation as for s42a report.
152	152.1		Jackie (Plus others) Redai (Plus others)	2	Rezoned from Rural to Rural Residential the land located east of Riverbank Road and north of Orchard Road, comprising Lots 1 - 9 DP 300773, located on Planning Map 23.	Reject	Group 2 Report	Same recommendation as for s42a report.
1013	152.1	FS1013.1	Orchard Road Holdings Limited	2	Oppose in Part - That the submission is disallowed in advance of a decision on PC46. That the submission is disallowed if PC46 is rejected.	Reject	Group 2 Report	Same recommendation as for s42a report.
1136	152.1	FS1136.2	Ian Percy	2	We seek certainty that our growing, award winning vineyard business can continue to operate with the same safeguards as currently exist in the existing Rural General Zone	Accept	Group 2 Report	WITHDRAWN
783	783.1		Robert and Rachel Todd	2	That the zoning of the area to the south of Studholme Road be amended from Rural as shown on Proposed District Plan Map 23 to Rural Lifestyle refer to attached map.	Accept	Group 2 Report	Same recommendation as for s42a report.
1135	783.1	FS1135.9	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report	Same recommendation as for s42a report.
815	815.1		Glenys and Barry Morgan	2	That the area to the south of Studholme Road, as shown on the plan attached to the submission be rezoned from Rural to Rural Lifestyle (see submission)	Accept	Group 2 Report	Same recommendation as for s42a report.
249	249.19		Willowridge Developments Limited	2	Rezoned Lot 3 DP17123 as Industrial B Zone and include within the Wanaka Urban Growth Boundary as shown Attachments 3a and 3b of the submission.	Reject	Group 2 Report	Same recommendation as for s42a report.

378	378.8		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	2	Opposes the Low Density Residential Zone Boundary and the Outstanding Natural Landscape line and submits that Proposed District Plan Map 19 should be amended to reflect: •The zone boundaries depicted in Annexure C of the submission. •The ONL classification confirmed by the Environment Court in January 2005 (Decision Number C010/2005) as per the map attached as Annexure C of the submission depicts the accurate location of the ONL; AND Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
1049	378.8	FS1049.8	LAC Property Trustees Limited	2	The submitter seeks that the whole of the submission be disallowed	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
1095	378.8	FS1095.8	Nick Brasington	2	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
1097	17.2	FS1097.20	Queenstown Park Limited	2	Oppose the extension of identified ONLs.	Reject	Strategic Report	Same recommendation as for s42a report.
322	322.5		Murray Stewart Blennerhassett	2	That existing smaller Rural lots which have a road frontage to Studholme Rd (east) have an effective Rural Residential Zoning applied as long as they can feasibly provide services. Furthermore I would ask the QLDC to consider a deferred or eventual Rural Lifestyle Zoning for other suitable areas within the surrounding land between Studholme Rd (east) and Cardrona Valley Rd.	Reject	Group 2 Report	Same recommendation as for s42a report.
322	322.7		Murray Stewart Blennerhassett	2	I seek to have the Outer Urban Growth Boundary to extend to the west up to Ruby Island Rd and to include both 'Barn Pinch Farm' and 'Rippon Vineyard' on Mt Aspiring Rd. I would further seek that areas within these properties which may be suitable for either Rural Residential or Rural Lifestyle zoning be identified and zoned appropriately now or else be identified now and deferred for a set time later.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
518	518.1		Scott Mazey Family Trust	2	The continued zoning of the bottom terrace of the Mazey property (965 Aubrey Road, Albert Town, Wanaka (DP 406222)) as Rural zone- the submitter opposes the continued rural zoning of the lowest terrace (eastern most portion) of their property (identified on sheet 6 of the Landscape Assessment of the full submission). Rezone 1 Ha of land within this lower terrace as being suitable as Large Lot Residential zone, with a 'landscape protection overlay', to match the adjacent proposed zoning.	Reject	Group 2 Report	Same recommendation as for s42a report.
1254	518.1	FS1254.41	Allenby Farms Limited	2	Support in part. The submission be allowed, subject to a consistent ecological regime being applied over the remainder of the land owned by the Submitter on and adjacent to the Mt Iron ONF. Further conditions for support of this rezoning are that particular rules and restrictions within this LLR extension are included to ensure ongoing permanent management of that part of the SNA owned by the submitter, particularly including removal of wilding species and control of pest plants and animals. Such provisions should include the protection of significant ecological values and habitats, and future development restrictions. If the entire Mazey property is not able to be considered for the purposes outlined above, then the submission seeking rezoning should be disallowed.	Reject	Group 2 Report	Same recommendation as for s42a report.

518	518.2		Scott Mazey Family Trust	2	- Object to the alignment of the Wanaka Urban Growth Boundary as it relates to the Mazey property (as above). The submitter would like to propose a more appropriate alignment for the Wanaka Urban Growth Boundary as it follows the edge of existing residential development on the lower slopes of Little Mt Iron, to include approximately 1Ha of the submitter's property adjacent to the existing Large Lot Urban Residential zone. The Boundary should follow the base of a significant rocky bluff that divides the submitter's property into upper and lower terraces.	Reject	Group 2 Report	Same recommendation as for s42a report.
1254	518.2	FS1254.42	Allenby Farms Limited	2	Support in part. The submission be allowed, subject to a consistent ecological regime being applied over the remainder of the land owned by the Submitter on and adjacent to the Mt Iron ONF. Further conditions for support of this rezoning are that particular rules and restrictions within this LLR extension are included to ensure ongoing permanent management of that part of the SNA owned by the submitter, particularly including removal of wilding species and control of pest plants and animals. Such provisions should include the protection of significant ecological values and habitats, and future development restrictions. If the entire Mazey property is not able to be considered for the purposes outlined above, then the submission seeking rezoning should be disallowed.	Reject	Group 2 Report	Same recommendation as for s42a report.
653	653.1		Winton Partners Funds Management No 2 Limited.	2	Amend Planning Map 18, so that the proposed Urban Growth Boundary extends around and incorporates the Site (190 – 192 Wanaka to Luggate Highway, legally described as Lot 1 DP 303207)., and the adjoining Puzzling World site.	Reject	Group 3 Report	Same recommendation as for s42a report.
1166	653.1	FS1166.1	Sir Clifford and Lady Marie Skeggs	2	We seek that the Wanaka Urban Growth Boundary line should follow the boundary of the land legally described as Lot 1 Deposited Plan 303207 shown on Planning Map 18.	Reject	Group 3 Report	Same recommendation as for s42a report.
692	692.1		R N Macassey, M G Valentine, L D Mills & Rippon Vineyard and Winery Land Co Limited	2	Amend the Urban Growth Boundary to coincide with the ONL line as described in this submission and adjust the ONL line to align with Waterfall Creek as shown on the attached plan in this submission (692).	Reject	Group 2 Report	Same recommendation as for s42a report.
733	733.2		John Young	2	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
741	741.2		Marianne Roulston	2	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
742	742.2		Gerald Telford	2	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
743	743.2		K and M R Thomlinson	2	Seeks that the land adjacent to Riverbank Rd zoned Rural Lifestyle, located between the intersections of Ballantyne Rd and SH6 Wanaka, (including 36 Riverbank Road) is rezoned to Rural Residential.	Reject	Group 2 Report	Same recommendation as for s42a report.
1065	743.2	FS1065.17	Ohapi Trust	2	Support the submission to change the zoning along Riverbank Road from Rural Lifestyle to Rural Residential	Reject	Group 2 Report	Same recommendation as for s42a report.
745	745.2		Danni and Simon Stewart	2	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
747	747.2		M and E Hamer	2	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
749	749.2		Craig and Maree Jolly and Shaw	2	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
750	750.2		Peter J E and Gillian O Watson	2	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
753	753.2		Graham P and Mary H Dowdall	2	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.

756	756.2		E B Skeggs	2	Rezoned the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
17	17.2		Elizabeth Purdie	2	Rezoned the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report	Same recommendation as for s42a report.
91	91.4		Orchard Road Holdings Limited	2	Rezoned Lot 99 DP445766 and Lot 3 DP374697, being the land located between the Plan Change 36 land and Orchard Road, from Rural to Low Density Residential, located on planning maps 18 and 23.	Reject	Group 2 Report	Accept
1027	91.4	FS1027.3	Denise & John Prince	2	The whole part of the submission should be disallowed.	Accept	Group 2 Report	Reject
1131	91.4	FS1131.1	Jackie and Simon Redai	2	These parts of the submission should be allowed, conditional on the following outcomes: - Rezoning of the land to Rural Residential rather than low density Residential, if the Urban Growth Boundary remains where is is. - If the Urban Growth Boundary is to be moved it should incorporate the land along Orchard Road and Riverbank Road (see map attached to further submission). - The rezoning of the land to Low Density Residential is logical if the Urban Growth Boundary is moved to the areas on the attached map.	Reject	Group 2 Report	Reject
638	638.3		Northlake Investments Ltd	2	Amend Planning Maps 18, 19 and 20 to: a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone; b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences: i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley. ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values. d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
638	638.4		Northlake Investments Ltd	2	Amend Planning Maps 18, 19 and 20 to: a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone; b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences: i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley. ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values. d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.

721	721.1		Robert & Lynette Duncan	1	Rezone the Large Lot Residential land on Aubrey Road as Medium Density Residential to be consistent with the Environment Court decision on Plan Change 45 (North Lake)	Reject	Group 1 Report	Same recommendation as for s42a report.
692	692.2		R N Macassey, M G Valentine, L D Mills & Rippon Vineyard and Winery Land Co Limited	2	Amend the Urban Growth Boundary to coincide with the ONL line as described in this submission and adjust the ONL line to align with Waterfall Creek as shown on the attached plan in this submission (692).	Reject	Group 2 Report	Same recommendation as for s42a report.
773	773.6		John & Jill Blennerhassett	2	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
773	773.9		John & Jill Blennerhassett	2	support ONL line, Oppose alignment of Zone boundary between West Meadows and Studholme Road - The submitter supports re-alignment of the ONL line to the proposed position along Ruby Island Road, as recommended in Marion Read's report to QLDC (excerpt; p13 of the report - attached to the original submission). When the ONL line was placed on the Landscape Categorisation (Wanaka) map, it did not correspond with the ruling handed down by Judge Jackson on the issue and was, clearly, not coherent with the position of the classification on the opposite side of Wanaka-Mount Aspiring Road. - The submitter also seeks the re-alignment of the zone boundary between West Meadows Drive and 102 Studholme Road (as shown on the original submission plan of Nic Blennerhassett. The current zone boundary follows neither cadastral boundary nor obvious landscape feature; it has proved problematical for the West Meadows / Ruby Ridge subdivision as well as the subdivision of 100 and 102 Studholme Road. This is an opportunity to align the zone boundary more sensibly in terms of landscape and property boundaries.	Reject	Group 1 and Group 2 Reports	Same recommendation as for s42a report.
773			John & Jill Blennerhassett	2	The 2007 Landscape Protection designation was not requested by the public, and the land over which it was placed has no unifying landscape character. It seems to have been the result of ingenious and/or ingenious bureaucratic invention similar to the uber decision-making that apparently saw the Blennerhassett (and part of the Mills) land as 'undeveloped and available' ! Would such a manoeuvre have been tried with land owned by one of the 'locally prominent' developers ? ... we doubt it !	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
160	160.2		Calvin Grant & Jolene Marie Scurr	2	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.	Accept	Group 2 Report	Same recommendation as for s42a report.
1135	160.2	FS1135.2	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report	Same recommendation as for s42a report.
1156	160.2	FS1156.2	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report	Same recommendation as for s42a report.
161	161.1		Glenys & Barry Morgan	2	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Residential.	Accept	Group 2 Report	Same recommendation as for s42a report.
1135	161.1	FS1135.3	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report	Same recommendation as for s42a report.
1156	161.1	FS1156.3	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report	Same recommendation as for s42a report.
227	227.2		Don & Nicola Sarginson	2	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.	Accept	Group 2 Report	Same recommendation as for s42a report.

1135	227.2	FS1135.6	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report	Same recommendation as for s42a report.
1156	227.2	FS1156.6	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report	Same recommendation as for s42a report.
254	254.1		Nicola Todd	2	Planning Map 23 be amended to include a Rural Lifestyle zone south of Studholme Road to Cardrona Valley Road as shown on plan attached to submission.	Accept	Group 2 Report	Same recommendation as for s42a report.
1135	254.1	FS1135.7	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report	Same recommendation as for s42a report.
1156	254.1	FS1156.7	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report	Same recommendation as for s42a report.
725	725.4		Ian Percy & Fiona Aitken Family Trust	2	Rezoned 246 Riverbank Road a special character zone, similar to the form of the Gibbston Character Zone. See submission for further detail.	Reject	Group 2 Report	Same recommendation as for s42a report.
1013	725.4	FS1013.7	Orchard Road Holdings Limited	2	That the submission is disallowed.	Accept	Group 2 Report	Same recommendation as for s42a report.
725	725.6		Ian Percy & Fiona Aitken Family Trust	2	Amend the Urban Growth Boundary line for Wanaka to reflect the line shown on the attached Plan Change 46 which included some of 246 Riverbank Road. See submission for further detail.	Reject	Group 2 Report	Same recommendation as for s42a report.
1013	725.6	FS1013.9	Orchard Road Holdings Limited	2	That the submission is disallowed.	Accept	Group 2 Report	Same recommendation as for s42a report.
796	796.1		Joanne Young	2	Planning Map 23 be amended to include a Rural Lifestyle zoned area south of Studholme Road to Cardrona Valley Road, as shown on the attached plan.	Accept	Group 2 Report	Same recommendation as for s42a report.
1135	796.1	FS1135.11	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report	Same recommendation as for s42a report.
1156	796.1	FS1156.9	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report	Same recommendation as for s42a report.
1156	815.1	FS1156.10	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report	Same recommendation as for s42a report.
432	432.2		Christine Pawson	2	Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.	Reject	Group 2 Report	Same recommendation as for s42a report.
440	440.2		Trevor and Mary-Anne Sievers	2	Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.	Reject	Group 2 Report	Same recommendation as for s42a report.
773	773.8		John & Jill Blennerhassett	2	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
384	384.22		Glen Dene Ltd	3	It is sought that an approximately 13 hectare area around the Glen Dene Homestead be rezoned from Rural to Rural Lifestyle, We would like to see an area around the Glen Dene Homestead zone Rural Residential We oppose being zone ONL our around our farming curtilage.	Reject	Group 3 Report	Same recommendation as for s42a report.
384	384.1		Glen Dene Ltd	3	To extend Designation 175 to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcels.	Reject	Matter addressed in the Designations Hearing Stream 7.	Same recommendation as for s42a report.

384	384.2		Glen Dene Ltd	3	We submit that the Hawea Campground, including underlying the campground designation 175, be rezoned to Rural Visitor Zone.	Reject	Group 3 Report	Same recommendation as for s42a report.
384	384.3		Glen Dene Ltd	3	The Lake Hawea Holiday Park and the land around it have been identified by the Proposed District Plan as being within an area of Outstanding Natural Landscape (ONL). This area should be considered as being within the Rural Landscape Classification	Reject	Group 3 Report	Same recommendation as for s42a report.
585	585.3		Heather Pennycook	3	The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.	Accept in Part	Group 3 Report	Same recommendation as for s42a report.
585	585.4		Heather Pennycook	3	The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.	Accept in Part	Group 3 Report	Same recommendation as for s42a report.
482	482.2		Lake McKay Station Ltd	3	Modify ONL Lines at various locations	Accept in Part	Group 3 Report	Same recommendation as for s42a report.
483	483		Lake McKay Station Ltd	3	Rural Residential Zone Request	Accept in part	Group 3 Report	Same recommendation as for s42a report.
1091	483.3	FS1091.12	Jeremy Bell Investments Limited	3	Disallow until further information demonstrates that: - re-zoning is appropriate. - key infrastructure will be available to all proposed sites. - the effects that the various access options will have on the environments and/or unachievable options are removed from the proposal	Accept in part	Group 3 Report	Same recommendation as for s42a report.
1104	483.3	FS1104.3	Jeffrey Adrian Feint	3	Oppose the part of the submission which relates to road access option 2 utilising the paper road, as it would adversely affect the submitter's property and cause a traffic hazard at the intersection with SH6.	Accept in part	Group 3 Report	Same recommendation as for s42a report.
1091	483.2	FS1091.11	Jeremy Bell Investments Limited	3	Disallow until further information demonstrates that: - re-zoning is appropriate. - key infrastructure will be available to all proposed sites. - the effects that the various access options will have on the environments and/or unachievable options are removed from the proposal	Accept in part	Group 3 Report	Same recommendation as for s42a report.
1104	483.2	FS1104.2	Jeffrey Adrian Feint	3	Oppose the part of the submission which relates to road access option 2 utilising the paper road, as it would adversely affect the submitter's property and cause a traffic hazard at the intersection with SH6.	Accept in part	Group 3 Report	Same recommendation as for s42a report.
484			Lake McKay Station Ltd	3	Rezone the submitters property from Rural to Rural Lifestyle Zone. (See full submission and background reports / S32)	Reject	Group 3 Report	Same recommendation as for s42a report.
	484.1	FS1091.13	Jeremy Bell Investments Limited	3	Disallow until further information demonstrates that: - re-zoning is appropriate. - key infrastructure will be available to all proposed sites. - the effects that the various access options will have on the environments and/or unachievable options are removed from the proposal	Accept in part	Group 3 Report	Same recommendation as for s42a report.
	484.1	FS1340.114	Queenstown Airport Corporation	3	Area 1 of the Plan Change is partially located within an area where the ground surface penetrates the Conical and Inner Horizontal Surface at Wanaka Airport. In accordance with Designation 64, Airport Approach and Protection Measures, no object, including any building, structure, mast, pole, or tree shall penetrate the horizontal and conical surfaces except with prior approval of the requiring authority, or where the object is determined to be shielded by an existing immovable object in accordance with recognised aeronautical practice. It is therefore necessary to determine whether the site is "shielded by an existing immovable object in accordance with recognised aeronautical practice" in order to determine if it is appropriate to rezone this site for any intended purpose other than rural activities.	Accept	Group 3 Report	Same recommendation as for s42a report.

400	400.1		James Cooper	3	Remove the Outstanding Natural Landscape line notation on the Submitter's Land, legally described as: <ul style="list-style-type: none"> •Lot 1 Deposited Plan 312812 •Section 6 Survey Office Plan 439904 •Section 1, 3-4 Block XI Lower Wanaka Survey District and Section 3-13, 15, 1556R Block V Lower Hawea Survey District and Section 3-5 Survey Office Plan 439904 •Section 42 Block V Lower Hawea Survey District and Part Section 41 Block V Lower Hawea Survey District and Section 1 Survey Office Plan 301397 •Lot 2 Deposited Plan 478965 and Lot 4 Deposited Plan 20242 •Part Lot 3 Deposited Plan 20242 	Reject	Group 3 Report	Same recommendation as for s42a report.
581	581.2		Lesley and Jerry Burdon	3	Rezone Lot 1 DP 396356, being 38 hectares of land generally located on the eastern side of Lake Hawea from Rural to Rural Lifestyle, with the inclusion of a building restriction area.	Reject	Group 3 Report	Same recommendation as for s42a report.
1032	581.2	FS1032.2	Marjorie Goodger	3	The Area has already been compromised. The lake has been artificially raised and is now over used by Contact Energy which affects the environment. The life style block has the ability to absorb the change without affecting the environment. It is a natural area for supporting the growth of Lake Hawea	Reject	Group 3 Report	Same recommendation as for s42a report.
1033	581.2	FS1033.2	Sheila & Brian McCaughan	3	Our area suffers from exploitation of our lake which is artificially lowered by Contact Energy to alarming levels. We also have the main highway to contend with. The landscape therefore is already modified and this subdivision will protect and enhance the area	Reject	Group 3 Report	Same recommendation as for s42a report.
1037	581.2	FS1037.2	Dan Pinckney	3	I would recommend that QLDC should approve this submission	Reject	Group 3 Report	Same recommendation as for s42a report.
1177	581.2	FS1177.2	D M Cochrane	3	I Support the application as being further progress for lifestyle subdivision, which will enhance the approach into Hawea Township	Reject	Group 3 Report	Same recommendation as for s42a report.
1183	581.2	FS1183.2	Richard and Sarah Burdon	3	I Support the application to subdivide as proposed in the submission 581	Reject	Group 3 Report	Same recommendation as for s42a report.
706	706.58		Forest and Bird NZ	3	Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a	Accept	Group 3 Report	Same recommendation as for s42a report.
1162	706.58	FS1162.112	James Wilson Cooper	3	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject	Group 3 Report	Same recommendation as for s42a report.
583	583.7		Glendhu Bay Trustees Limited	3	Amend Planning Map 7 to identify the Glendhu Station Special Zone as shown on the plan attached to this submission.	Reject	Group 3 Report	Same recommendation as for s42a report.

1094	583.7	FS1094.7	John Johannes May	3	The Environment Court granted consent to the Parkins Bay Preserve Limited development following an interim decision which ultimately concluded that the proposal would not achieve the purpose of the Act. The Applicant was invited to propose further conditions of consent to further mitigate and compensate for the effects of the proposed development. To the extent that submission 583 is consistent with the decision of the Environment Court the submitter does not oppose it. Where the relief sought by submission 583 is inconsistent with the decision of the Environment Court it is strongly opposed. The submitter opposes the relief to rezone the relevant land to 'Glendhu Station Special Zone'. The submitter further seeks that the relief sought to classify Fern Burn Valley 'Rural Landscape' be disallowed. The submitter relies on an Environment Court decision C73/2002 in seeking this relief. However, the Court's provisional finding from that decision was overridden by its finding in the subsequent decisions relating to Parkins Bay Preserve (Upper Clutha Tracks Trust and Ors v. Queenstown Lakes District Council [201 OJ NZEnvC 483] where at paragraphs [79]-[81] the Court concludes that the relevant landscape is an Outstanding Natural Landscape. There is nothing in the submission that suggests this conclusion is no longer accurate. Relief requested in relation to the subdivision chapter (Chapter 27) as a consequence to the rezoning of the relevant land is opposed for the reasons set out in this further submission.	Accept	Group 3 Report	Same recommendation as for s42a report.
1034	583.7	FS1034.239	Upper Clutha Environmental Society (Inc.)	3	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	Group 3 Report	Same recommendation as for s42a report.
1053	583.7		Tui Advisors	3	Oppose	Accept	Group 3 Report	Same recommendation as for s42a report.
1125	583.7		MNZ Fire Service	3	Oppose	Accept	Group 3 Report	Same recommendation as for s42a report.
1149	583.7		Noel Williams	3	Oppose	Accept	Group 3 Report	Same recommendation as for s42a report.
531	531.30		Crosshill Farms Limited	3	Amend Map 18 as follows; Relocate the boundary of the ONL/ RLC to be located along the top of the steep escarpment formed by the Clutha river. The map attached to this submission shows this proposed relocation marked in red.	Accept in part	Group 3 Report	Same recommendation as for s42a report.
531	531.31		Crosshill Farms Limited	3	Amend Map 18 as follows: Delete SNA (E39A, SNA A Short tussock grassland and cushion field).	Reject	Group 3 Report	Same recommendation as for s42a report.
531	531.33		Crosshill Farms Limited	3	Amend Map 18 as follows: Rezone the areas identified within the proposed RLC covering the Crosshill Farm as Rural Lifestyle as identified as hatched on the map attached to this submission.	Reject	Group 3 Report	Same recommendation as for s42a report.
782	782.2		Jeremy Bell Investments Ltd	3	To rezone the the 14.54 hectare area of land located on the southern side of Wanaka Airport and SH6 from Rural to a new zone called Wanaka Airport Mixed Use Zone (WAMUZ)	Reject	Group 3 Report	Same recommendation as for s42a report.
1340	782.2	FS1340.165	Queenstown Airport Corporation	3	Rezoning the land may potentially result in significant adverse effects on Wanaka Airport that have not been appropriately assessed in terms of section 32 of the Act. QAC submits the that the rezoning request be disallowed.	Accept	Group 3 Report	Same recommendation as for s42a report.

820	820.4		Jeremy Bell Investments	3	Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix1: Proposed Rural Lifestyle Zone Location map' to that of Rural Lifestyle and corresponding 'No Build Area'.	Reject	Group 3 Report	Same recommendation as for s42a report.
820	820.10		Jeremy Bell Investments	3	Submission relates to the land owned by Jeremy Bell Investments Ltd and located at Lots 1 3 DP 300397 and Section 32 BLK VI TARRAS SD (generally located off Smith Road/Mount Barker Road, shown on proposed planning map 18. Opposes the proposed zoning of these properties as entirely Rural zone. Seeks that the land identified within the outlined area of the attached map be re-zoned in part as Rural Lifestyle zone (71.2ha) with a dedicated no build area (22ha) where these areas are more sensitive to landscape matters. Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix 1: Proposed Rural Lifestyle Zone Location Map' to that of Rural Lifestyle and corresponding 'No Build Area'.	Reject	Group 3 Report	Same recommendation as for s42a report.
820	820.3		Jeremy Bell Investments	3	Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix1: Proposed Rural Lifestyle Zone Location map' to that of Rural Lifestyle and corresponding 'No Build Area'.	Reject	Group 3 Report	Same recommendation as for s42a report.
820	820.6		Jeremy Bell Investments	3	That the land identified as 'no build' within Appendix 1 - Proposed Rural Lifestyle Plan, Criffel Station Wanaka, be adopted within Planning map 18 and 11 where relevant for the purposes of landscape protection.	Reject	Group 3 Report	Same recommendation as for s42a report.
1034	820.10	FS1034.154	Upper Clutha Environmental Society (Inc.)	3	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	Group 3 Report	Same recommendation as for s42a report.
1034	820.3	FS1034.147	Upper Clutha Environmental Society (Inc.)	3	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	Group 3 Report	Same recommendation as for s42a report.
1034	820.6	FS1034.150	Upper Clutha Environmental Society (Inc.)	3	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	Group 3 Report	Same recommendation as for s42a report.
242	242.1		Andrew & Zuzana Millson	3	As the current online documents available on QLDC's website (along with Map 8) are not detailed enough, it is not possible to comprehend a true boundary between ONF line and Visual Amenity Landscape. We would like QLDC take into consideration new outlined boundary as per attached scanned document, where the line is following the exact contours of the mountain. It does seem that every time an ONF assessment is made, more and more ground is included into ONF area and we don't believe that alluvial fans are part of the ONF area and should be inside the line.	Reject	Group 3 Report	Same recommendation as for s42a report.

388	388.1		Dave Sherwin	3	I seek to have the western portion of land parcel Lot 2 DP 436345, north of Hawea Cemetery Reserve, and west of 'Gladstone Gap', correctly mapped as Rural Landscape. This is consistent with the assessment of Anne Steven & Marion Reed, the Environment Court in RMA 0898/03 and the nature, use and visual amenity of the land. I'm not proposing the entire area of land (Lot 2 DP 436345) be classified as Rural Landscape but I do believe based on the past evaluation decisions that the land directly east of Muir Road (and Lake Hawea township QLDC services) be correctly classified as Rural Landscape (given that Visual Amenity Landscape is being removed from Rural Chapter). The logical start of the ONL classification would be the area known as 'Gladstone Gap' where it would join the ONL landscape line as proposed along the moraine. This is also a logical transition from Township residential zoning to Rural Landscapes. The ONL line submitted by Anne Steven and peer reviewed agreed with by Marion Reed is very close to what has been assessed by Resource Consents and the Environment Court. I have attached a copy of this map along with supporting documentation.	Reject	Group 3 Report	Same recommendation as for s42a report.
1085	388.1	FS1085.12	Contact Energy Limited	3	Lot 1 DP25208 is part of Contact's hydro assets and should remain zoned as hydro generation zone.	Not 'on' Stage 1	Strategic	Reject.
390	390.3		Run 505 Limited	3	Delete Significant Natural Areas F26C1 and F26C3 from Planning Map 10.	Reject	Matter considered in Rural Hearing. Refer to Rural S42a and Glenn Davis evidence.	Same recommendation as for s42a report.
829	829.5		Anderson Branch Creek Ltd	3	Remove the significant natural areas as shown on the map (F2A, F2B_1, F2B_2, F2C and F2D)	Reject	Matter considered in Rural Hearing. Refer to Rural S42a and Glenn Davis evidence.	Same recommendation as for s42a report.
249	249.22		Willowridge Developments Limited	3	Rezone land to the east of Luggate Township as Low Density Residential and Rural Residential as per Attachment 4 of the submission.	Reject	Group 3 Report	Same recommendation as for s42a report.
252	252.13		HW Richardson Group	3	Oppose in part. HWRG understands that the zoning of the Upper Clutha Transport Depot located at 114, 126 and 132 Main Road, Luggate will be notified in Stage 2 of the Proposed Plan process. HWRG seeks that the zoning for its site at Luggate is appropriately zoned via Stage 2 as a zone that will provide for the activities taking place at this site as a permitted activity.	Not 'on' Stage 1	Operative Township Zone is not a stage 1 PDP Zone and the submission is out of scope.	Same recommendation as for s42a report.
314	314.2		Wakatipu Holdings	3	The Submitter seeks that Lot 1 DP 300025 as identified in the attached map is re-zoned from Rural General to Rural Lifestyle.	Reject	Group 3 Report	Same recommendation as for s42a report.
1309	314.2	FS1309.2	The Alpine Group	3	the submission of Wakatipu Holdings Limited is rejected.	Accept	Group 3 Report	Same recommendation as for s42a report.
314	314.3		Wakatipu Holdings	3	The Submitter seeks the removal of the Hydro Generation zoning over Lot 1 DP 300025 and it is rezoned Rural Lifestyle.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
1309	314.3	FS1309.3	The Alpine Group	3	the submission of Wakatipu Holdings Limited is rejected.	Accept	Part 5 Strategic Planning S42A.	Same recommendation as for s42a report.
314	314.7		Wakatipu Holdings	3	Submitter seeks Designation 429 - Luggate Closed Landfill be removed or amended to accurately depict the extent of the landfill.	Reject	Matter addressed in the Designations Hearing Stream 7.	Same recommendation as for s42a report.
1309	314.7	FS1309.7	The Alpine Group	3	the submission of Wakatipu Holdings Limited is rejected.	Reject	Matter addressed in the Designations Hearing Stream 7.	Same recommendation as for s42a report.

245	245.1		Graeme Ballantyne	3	That the proposed line demarcating ONF/ONL land east of Muir Road and dissecting the Hawea Cemetery be moved north to the blue line indicating Hydro Generation Zone (operative) and extended as far as the ancient lake outflow (Gladstone Gap).	Reject	Group 3 Report	Same recommendation as for s42a report.
282	282.3		Sarah Burdon	3	Currently the zoning of the camp and surrounding land – approximately 23 hectares is zoned Rural General. We support that this area, including underlying the campground designation 175, be rezoned to Rural Visitor Zone and that the area be planned for future development which can be done in stages. That the classification ONL be removed from the Lake Hawea Holiday Park (shown on Proposed Planning Map 17) and surrounding area ~23 ha. This area should be considered as being within the Rural Landscape Classification. Would like to see Designation 175 extended to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcel so that the whole campground (15.7 hectares) is designated for Motor Park not just Part.	Reject	Group 3 Report	Same recommendation as for s42a report.
388	388.3		Dave Sherwin	3	I seek to have the western portion of land parcel Lot 2 DP 436345, north of Hawea Cemetery Reserve, and west of 'Gladstone Gap', correctly mapped as Rural Landscape. This is consistent with the assessment of Anne Steven & Marion Reed, the Environment Court in RMA 0898/03 and the nature, use and visual amenity of the land. I'm not proposing the entire area of land (Lot 2 DP 436345) be classified as Rural Landscape but I do believe based on the past evaluation decisions that the land directly east of Muir Road (and Lake Hawea township QLDC services) be correctly classified as Rural Landscape (given that Visual Amenity Landscape is being removed from Rural Chapter). The logical start of the ONL classification would be the area known as 'Gladstone Gap' where it would join the ONL landscape line as proposed along the moraine. This is also a logical transition from Township residential zoning to Rural Landscapes. The ONL line submitted by Anne Steven and peer reviewed agreed with by Marion Reed is very close to what has been assessed by Resource Consents and the Environment Court. I have attached a copy of this map along with supporting documentation.	Reject	Group 3 Report	Same recommendation as for s42a report.
1085	388.3	FS1085.14	Contact Energy Limited	3	Lot 1 DP25208 is part of Contact's hydro assets and should remain zoned as hydro generation zone.	Not 'on' Stage 1	not within scope of stage 1 PDP	Same recommendation as for s42a report.
163	163.4		Vaughn Woodfield	3	Reject the scheduling of SNA E38A-1 on Lot 6 Stevensons Road.	Reject	Matter addressed in the Rural Hearing	Same recommendation as for s42a report.
1020	163.4	FS1020.4	Vaughn Woodfield	3	This submission does not appear on the submissions map. There is a lot of land in the public domain that has protection with the same foliage growing on this private property. Rezoning this private property does not protect any other species not already protected, but restricts the use of the land for what it has been used for previously and is planned to continue to be used for, namely pastoral use.	Reject	Matter addressed in the Rural Hearing	Same recommendation as for s42a report.
198	198.2		Kate Woodfield	3	Reject SNA area E38A_1 as shown on planning map 18	Reject	Matter addressed in the Rural Hearing	Same recommendation as for s42a report.
339	339.66		Evan Alty	3	Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a	Accept	Group 3 Report	Same recommendation as for s42a report.
400	400.9		James Cooper	3	Remove designation E18B from the Submitter's Land, as legally described in submission point 400.2	Reject	Group 3 Report	Same recommendation as for s42a report.
791	791.21		Tim Burdon	3	Landscape Classification Maps: Like to see the landscapes checked for consistency and accuracy. See submission for further detail.	Accept in part	Group 3 Report	Same recommendation as for s42a report.
791	791.22		Tim Burdon	3	Would like to see the areas including Maungawera Valley and Mt Brown above Dublin Bay reviewed. See submission for further detail.	Accept in part	Group 3 Report	Same recommendation as for s42a report.
794	794.21		Lakes Land Care	3	Landscape Classification Maps: Like to see the landscapes checked for consistency and accuracy. See submission for further detail.	Accept in part	Group 3 Report	Same recommendation as for s42a report.
794	794.22		Lakes Land Care	3	Would like to see the areas including Maungawera Valley and Mt Brown above Dublin Bay reviewed. See submission for further detail.	Accept in part	Group 3 Report	Same recommendation as for s42a report.

800	800.2		F M A Taylor	3	The designation of Outstanding Natural Feature for the Clutha River be limited to the river and, in the case of specific areas adjacent to the river that are significant enough to need such a designation (such as Halliday Bluff), the river plus its crown reserve. The crown reserve offers protection of between 80 and 100 metres either side of the Clutha river from the Cardrona-Clutha confluence to Luggate. The designation ONF is inappropriate as a way of describing a wider tract of land adjoining the river and/or visible from the river. The term should be limited as far as possible to the feature itself, that is the river, and the designation ONF should be sufficient to protect those areas immediately adjacent to and visible from the ONF without the need to incorporate more land within the classification ONF.	Reject	Group 3 Report	Same recommendation as for s42a report.
100	100.1		Stephen Leary	3	Confirm the Rural Lifestyle Zone on the property at 218a Wanaka Mt Aspiring Road.	Accept	No comment necessary. Seeks PDP zoning confirmed.	Same recommendation as for s42a report.
110	110.13		Alan Cutler	3	Correct map 24. The ONF line on the true right bank either side of the SH bridge must extend beyond the edge of the river. With regard to ONL mapping Clutha River ONF at Albert Town (Map 24b)	Accept in part	Group 3 Report	Accept in part
1038	110.13	FS1038.2	Seven Albert Town Property Owners . See Table in Attachments	3	The submission be disallowed in its entirety.	Reject	Group 3 Report	Reject
1038	110.13	FS1038.2	Seven Albert Town Property Owners . See Table in Attachments	3	The submission be disallowed in its entirety.	Reject	Group 3 Report	Reject
2	2.1		Jeff Rogers	3	Rezone Lot 1 DP 303093 at Cardrona from Rural as shown on Planning Map 24a to Rural Visitor Zone.	Reject	Group 3 Report	Same recommendation as for s42a report.
800	800.3		F M A Taylor	3	The designation of Outstanding Natural Feature for the Clutha River be limited to the river and, in the case of specific areas adjacent to the river that are significant enough to need such a designation (such as Halliday Bluff), the river plus its crown reserve. The crown reserve offers protection of between 80 and 100 metres either side of the Clutha river from the Cardrona-Clutha confluence to Luggate. The designation ONF is inappropriate as a way of describing a wider tract of land adjoining the river and/or visible from the river. The term should be limited as far as possible to the feature itself, that is the river, and the designation ONF should be sufficient to protect those areas immediately adjacent to and visible from the ONF without the need to incorporate more land within the classification ONF.	Reject	Group 3 Report	Same recommendation as for s42a report.
800	800.3		F M A Taylor	3	The designation of Outstanding Natural Feature for the Clutha River be limited to the river and, in the case of specific areas adjacent to the river that are significant enough to need such a designation (such as Halliday Bluff), the river plus its crown reserve. The crown reserve offers protection of between 80 and 100 metres either side of the Clutha river from the Cardrona-Clutha confluence to Luggate. The designation ONF is inappropriate as a way of describing a wider tract of land adjoining the river and/or visible from the river. The term should be limited as far as possible to the feature itself, that is the river, and the designation ONF should be sufficient to protect those areas immediately adjacent to and visible from the ONF without the need to incorporate more land within the classification ONF.	Reject	Group 3 Report	Same recommendation as for s42a report.
335	335.5		Nic Blennerhassett	3	Map 22 I support the re-alignment of the ONL line to its proposed position along Ruby Island Road	Reject	Group 3 Report	Accept

325	325.7		Solobio Ltd - owner of Matukituki Station	3	Oppose the identification of the flats and downs within Matukituki Station as ONL and request that they be classified as Rural Landscape.	Reject	Group 3 Report	Same recommendation as for s42a report.
1282	325.7	FS1282.1	Longview Environmental Trust	3	That the submission of Solobio Limited as it relates to the landscape classification of the flats and downs on Matukituki Station is rejected.	Accept	Group 3 Report	Same recommendation as for s42a report.
706	706.55		Forest and Bird NZ	3	Delete the Makarora Rural Lifestyle zone and rezone Rural. Amend maps to rezone the Makarora Valley as Rural except for the town ship.	Accept in Part	Group 3 Report	Same recommendation as for s42a report.
635			Aurora Energy Limited	General	Insert Critical Electricity Line's onto the District Plan Planning Maps Provide Appropriate recognition and protection of the electricity distribution network in the District by identifying Aurora's sub-transmission network and Critical Electricity Lines and substations on the Proposed District Plan maps. Such notations will have the effect of advising all interested parties in the District of development constraints in close proximity to CEL's and zone substations. (See Annexure Two of submission for plans showing the location of the Critical Electricity Lines)	Accept in Part	Addressed in Hearing Stream District Wide: Utilities	Same recommendation as for s42a report.
1301	635.86	FS1301.20	Transpower New Zealand Limited (Transpower)	General	Neutral, but oppose terminology - Allow, but delete the term in the legend 'subtransmission lines?' and instead refer to the lines as 'electricity distribution line corridor'	Accept in Part	Addressed in Hearing Stream District Wide: Utilities	Same recommendation as for s42a report.
145			Upper Clutha Environmental Society (Inc)	General	The Landscape Lines determined in the Proposed District Plan process are excluded from the Plan altogether because they are not credible. Failing this the Society seeks that the Landscape Lines are included on District Plan maps as dotted lines and that the Landscape Lines are described as guidelines that are purely indicative. If this course of action is taken the Society seeks that the text on maps in the Operative District Plan are amended and included in the Proposed District Plan as follows: <i>"Boundary between two different landscape categories...these dotted lines have been determined under a broad-brush analysis as part of the District Plan process but have not yet been through the Environment Court process to determine their exact location and are not definitive. The dotted lines are purely indicative until their exact location has been determined through the Environment Court process."</i> Such an approach would give more certainty to landowners and applicants and would be consistent with the Act while at the same time accepting that only a fine-grained analysis under Court conditions can accurately define Landscape Lines where they are contentious.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
	145.16		Queenstown Park Limited	General	Support for the reasons outlined in QPL's primary submission.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
	145.16	FS1097.35	James Wilson Cooper	General	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
		FS1162.16	Universal Developments Limited	General	Amend the planning maps so that the ONL lines are only shown on land that is zoned rural.	Accept in Part	Strategic S42A Part D.	Reject.
315	315.5		The Alpine Group Limited	General	Rejects the arbitrary use of ONL. Specifically, rejects that ONL should only be applied in areas that would be more suited to a comprehensive and systematic application of RLC. Seek to redefine the boundaries of RLC and ONL.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
	221.8		Susan Cleaver	General	That the ONL lines are re-evaluated and are removed from areas that include pastoral farmland, residential areas and medium density zones.	Reject	Strategic S42A Part D.	Same recommendation as for s42a report.
221								

607.24			Te Anau Developments Limited	General	Consider rezoning all Rural Visitor Zones just Visitor Zones (i.e. remove them from the rural chapter provisions).	Not 'on' Stage 1	The Rural Visitor Zones are not part of Stage 1 of the PDP and the Rural Visitor Zones are not part of the Rural Zones and are located in the Operative District Plan in Part 12 - Special Zones.	Same recommendation as for s42a report.
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APPENDIX 3
SUMMARY TABLE OF REZONINGS WHERE TRAFFIC RELATED UPGRADES ARE REQUIRED

BACKGROUND INFORMATION				UPDATE TO WENDY BANKS' POSITION		UPDATE TO WENDY BANKS' POSITION
Submission No. and Name	PDP notified zoning	Rezoning Sought	Rezoning position prior to hearing ¹	NOT OPPOSED if traffic related upgrade required prior to development	NOT OPPOSED as concerns raised can be addressed through Subdivision Chapter	Recommended mechanism, for each of the submissions Ms Banks does not oppose, by which the Hearing Panel could be satisfied the relevant upgrades will be undertaken.
592 Wanaka Kiwi Holiday Park and Motel Ltd	Large Lot Residential (LLR)	Visitor Accommodation (VA) Sub Zone	Opposed	Construction of the full extent of Studholme Road or upgrade to the intersection of Ardmore Street/Studholme Road so it can cater for the trips generated from the future development.		Not applicable, submission recommended to be rejected on other grounds.
395 (Trustees of the Gordon Family Trust) and opposed by 1101 Aspiring Lifestyle Retirement Village and 1212 Wanaka Lakes Health Centre	LDR	MDR	Do not oppose	Recommend that the vehicular access to be located off Golf Course Road and the provision of footpaths and cycleways that connect to existing and proposed provisions to access the local amenities in the surrounding area.		Mechanism addressed through Subdivision and Transport Chapter provisions.
591 Varina Property Limited	LDR	MDR with VA Sub Zone	Do not oppose in part, consider VA Sub zone should not apply	Integrated Transport Assessment to control the level of activity enabled by the VA Sub Zone should be undertaken before development occurs.		Not applicable, submission recommended to be rejected on other grounds.
460 Jude Batton	RR	LDR	Oppose		✓	Mechanism addressed through Subdivision and Transport Chapter provisions.
502 Allenby Farms Ltd	Rural	Large Lot Residential	Oppose		✓	Mechanism addressed through Subdivision and Transport Chapter provisions.
369 Deborah Brent	Rural	LLR	Oppose	Completion of the full extent of Studholme Road. Control of number and location of accesses.		Not applicable, submission recommended to be rejected on other grounds.

¹ This is sourced from Ms Banks' rebuttal evidence, unless it was not addressed there. If so, this is sourced from her evidence in chief.

BACKGROUND INFORMATION				UPDATE TO WENDY BANKS' POSITION		UPDATE TO WENDY BANKS' POSITION
Submission No. and Name	PDP notified zoning	Rezoning Sought	Rezoning position prior to hearing ¹	NOT OPPOSED if traffic related upgrade required prior to development	NOT OPPOSED as concerns raised can be addressed through Subdivision Chapter	Recommended mechanism, for each of the submissions Ms Banks does not oppose, by which the Hearing Panel could be satisfied the relevant upgrades will be undertaken.
776 Hawthenden	Rural	Rural Lifestyle (RL) and Rural Residential	Do not oppose in part, consider Rural and RL for Area C	Completion of the full extent of Studholme Road. Control of number and location of accesses.		Recommended Rural Lifestyle Areas A and C: Mechanism addressed through Subdivision and Transport Chapter provisions. Recommended Area B – Rural Residential Zone. Structure Plan and objectives, policies and rules controlling the extent of the formation of Studholme Road, and the location of primary access points onto Studholme Road.
91 Orchard Road Holdings Ltd	Rural	LDR	Oppose	A structure plan that shows the major and minor roads, potential location of any parks, and the walking and cycling connections, both within the site and to the Low Density Residential Zones that adjoin the site on its west and north boundaries.		Structure Plan located within the Subdivision Chapter. Objectives, policies and rules to encourage development to be consistent with the structure plan, or achieve the intent if a variation to that structure plan is pursued.
152 Jackie Redai and Others	Rural	RR	Oppose	A structure plan that shows the major and minor roads, potential location of any parks, and the walking and cycling connections, both within the site and to the Low Density Residential Zones that adjoin the site on its west and north boundaries.		Not applicable, submission recommended to be rejected on other grounds.

BACKGROUND INFORMATION				UPDATE TO WENDY BANKS' POSITION		UPDATE TO WENDY BANKS' POSITION
Submission No. and Name	PDP notified zoning	Rezoning Sought	Rezoning position prior to hearing ¹	NOT OPPOSED if traffic related upgrade required prior to development	NOT OPPOSED as concerns raised can be addressed through Subdivision Chapter	Recommended mechanism, for each of the submissions Ms Banks does not oppose, by which the Hearing Panel could be satisfied the relevant upgrades will be undertaken.
249 Willowridge Developments Ltd	Rural	Industrial B	Oppose	An Integrated Transport Assessment should be undertaken before development occurs		Not applicable, submission recommended to be rejected on other grounds.
733 John Young, 741 Marianne Roulston, 742 Gerald Telford, 743 K and M R Thomlinson, 745 Danni and Simon Stewart, 747 M and E Hamer, 749 Craig and Maree Jolly and Shaw, 750 Peter J E Gilliam O Watson, 753 Graham P and Mary H Dowdall, 756 E B Skeggs and 17 Elizabeth Purdle	RL	RR	Oppose	Upgrades to existing intersections on Riverbank Road if necessary as determined through traffic modelling.		Not applicable, submission recommended to be rejected on other grounds.
782 Jeremy Bell Investments Ltd	Rural	Wanaka Airport Mixed Use Zone	Oppose	Use threshold of Level of Service C to determine the amount of development that can take place within the site as a Permitted Activity.		Not applicable, submission recommended to be rejected on other grounds.

APPENDIX 4

ENVIRONMENTAL MANAGEMENT PLAN FOR LITTLE MT IRON, AUBREY ROAD, CENTRAL OTAGO



 providing
outstanding
ecological
services to
sustain
and improve our
environments



ENVIRONMENTAL MANAGEMENT PLAN FOR LITTLE MT IRON, AUBREY ROAD, CENTRAL OTAGO



Partly controlled radiata pine on the steep eastern slopes of Little Mt Iron

Contract Report No. 3722

August 2015

Project Team:

Kelvin Lloyd - Report author

Prepared for:

Kate and Peter Martin
Wanaka

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Reviewed and approved for release by:



W.B. Shaw
Director/Principal Ecologist
Wildland Consultants Ltd

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1. INTRODUCTION

Kate and Peter Martin have obtained a resource consent (RM130177) to construct a residential development on a property (28.5 ha) adjacent to Aubrey Road, Little Mt Iron, Wanaka. Condition 10 of the resource consent requires submission of an ecological management plan (EMP) to the District Council for approval, addressing ecological restoration, fire safety, wilding pine control, and pest management strategies to enhance the natural character and amenity values of the site. Specifically, the EMP needs to set out methods and timeframes of work in order to:

- Remove or kill all wilding exotic trees and Scotch broom (*Cytisus scoparius*) at the site and prevent any future infestations.
- Foster the continued growth of indigenous vegetation within the site such that the area of the site currently covered in this vegetation incrementally increases in density, biodiversity, and self-sustainability of indigenous species over time. This shall include the ongoing management of pest plants and animals.
- Maintain the area of the site currently covered in exotic grass either in its current state with no further invasion by exotic species, or in a state that incrementally converts it to an indigenous vegetation cover over time.
- Plant the areas shown as ‘proposed vegetation’ so as to create areas of dense, self-sustaining, kānuka (*Kunzea serotina*)-dominated indigenous bush. The only exception to this is the areas marked ‘A’ adjoining to the dwelling which shall be planted in indigenous species of low flammability. All planting shall be completed within one year or less from the completion of the construction of the dwelling.

As a minimum, the EMP shall include details of the following:

- Methods proposed to remove or kill existing wilding exotic trees and broom from the site and to exclude these from the site on a year to year basis.
- Methods to exclude and/or suitably manage pests within the site in order to foster growth of indigenous vegetation within the site.
- A programme or list of maintenance work to be carried out on a year-to-year basis in order to bring about the goals set out above.
- Details of species and plant densities to be planted in the areas of ‘proposed vegetation’.

This report addresses the above matters.

2. METHODS

Relevant information on the site was reviewed, followed by a site visit on 10 June 2015. Western slopes and the upper slopes on the east of the site were traversed on foot, with the steep eastern slopes viewed from vantage points.

Vascular plants observed during the site visit were recorded, but due to the winter season, many summer-green species - such as orchids and annual herbs and grasses - would not have been observed. Approximately two hours were spent at the site.

3. SITE CONTEXT

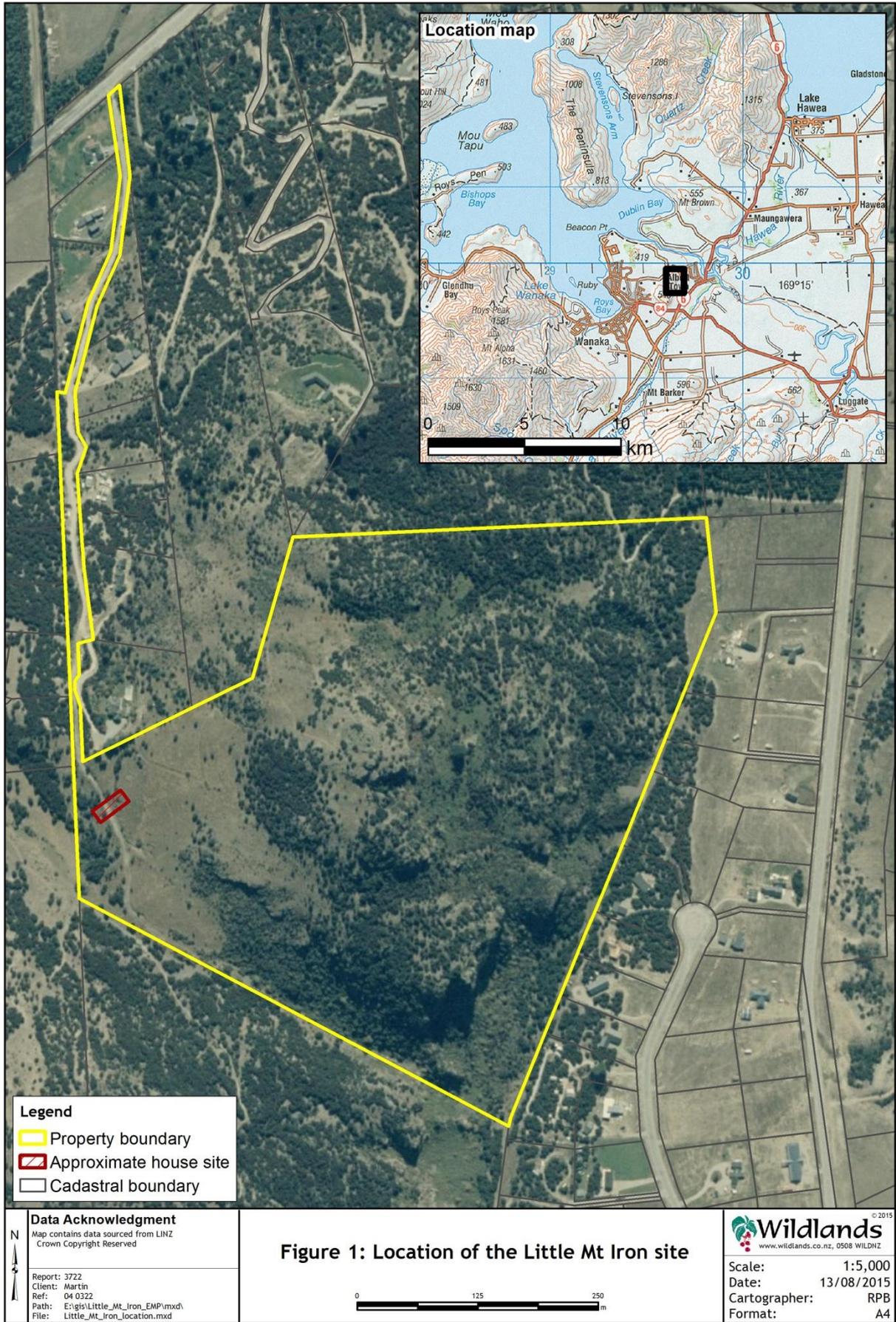
Mount Iron comprises a 'roche moutonnée' landform, surrounded by glacial outwash gravels, caused by glacial ice flowing from the north, which smoothed the north-western slopes and steepened the south-eastern slopes. 'Little Mount Iron' is not a gazetted name, but denotes the north-western summit (507 m above sea level; a.s.l.) of Mount Iron, which is separated from the southern summit (548 m a.s.l.) by a saddle at approximately 390 m a.s.l.

The site lies in the Pisa Ecological District, but is very close to the boundary of the Lindis Ecological District. Both of these districts lie in the Central Otago Ecological Region. The Pisa Ecological District has a generally dry sub-continental climate with prevailing north-west winds, and an annual rainfall of 380-1,500 mm that varies over a strong altitudinal gradient (McEwen 1987).

The c.27 ha Little Mount Iron site is located on Aubrey Road, Wanaka (Figure 1). Residential housing on the lower slopes of Little Mount Iron is mostly embedded in kānuka forest, which appears to have developed into the dominant vegetation cover relatively recently. Mt Iron Scenic Reserve bounds the site to the south, while residential development is present to the east, west, and north (Figure 1). The Hikuwai Conservation Area, comprising kānuka shrubland on outwash terraces, is on the other side of Aubrey Road to the north.

4. INDIGENOUS VEGETATION AND HABITATS

Currently the site is dominated by swathes of kānuka scrub and shrubland, interspersed with areas of rank exotic grassland and fernland. Rock outcrops and rocky fellfield are prominent on the summit and steep eastern faces of Little Mount Iron and gaps in shrubland on the eastern side are mostly occupied by bracken (*Pteridium esculentum*) fernland. These vegetation and habitat types are described in more detail below.



4.1 Kānuka scrub and shrubland

Dense areas of kānuka form a closed-canopy scrub with bare ground and litter underneath, or sometimes with bryophyte mats (Plate 1). Occasional *Coprosma crassifolia* shrubs are also present. In more open kānuka shrubland stands, matagouri (*Discaria toumatou*), *Coprosma crassifolia*, and sweet brier (*Rosa rubiginosa*) are common, and patches of exotic grassland occur (Plate 2). Radiata pine (*Pinus radiata*) and Douglas fir (*Pseudotsuga menziesii*) trees are emergent from this vegetation in places.



Plate 1: Ground layer dominated by bryophytes beneath kānuka scrub.



Plate 2: Scattered kānuka in exotic grassland on the lower western slopes of Little Mount Iron, with kānuka scrub visible at the top of the photograph. The wooden pegs mark part of the proposed house site.

4.2 Exotic grassland

Rank exotic grassland is principally found on the west-facing slopes of Little Mount Iron. This grassland comprises scattered hard tussock (*Festuca novae-zelandiae*) and pātītī taranui (*Anthosachne solandri*) in a matrix of browntop (*Agrostis capillaris*), with frequent lichens and scattered catsear (*Hypochaeris radicata*). Scattered mature and regenerating kānuka and occasional sweet brier (*Rosa rubiginosa*) are present in these grassland areas (Plate 2).

4.3 Bracken fernland

Patches of bracken fernland occur on the rocky northern and eastern aspects of site, typically on colluvial deposits below rock outcrops. Shrubs of Scotch broom, sweet brier, porcupine shrub (*Melicytus alpinus*), matagouri, and mingimingi (*Coprosma propinqua*) typically emerge from these areas of fernland, and sweet vernal (*Anthoxanthum odoratum*) occurs in gaps.

4.4 Fellfield

Areas of fellfield, mostly comprising lichen-covered rocks, are present on the summit of Little Mount Iron. Browntop, scarlet pimpernel (*Anagallis arvensis*), rock fern (*Cheilanthes sieberi*), and sweet brier occur sparsely among the rocks.

4.5 Ephemeral wetland

An artificially-created ephemeral wetland is located in the saddle between Mt Iron and Little Mt Iron, just inside the property. The ephemeral wetland has formed in a drainage channel and a small depression at the end of it. Turf vegetation growing in and on the margins of the channel and depression include typical ephemeral wetland species such as *Epilobium komarovianum*, *Galium perpusillum*, and *Euchiton traversii*, as well as other indigenous species of damp sites (*Acaena fissistipula*, *Hydrocotyle novae-zelandiae*), and exotic species including scarlet pimpernel, Scotch thistle (*Cirsium vulgare*), and centaury (*Centaureum erythraeum*).



Plate 3: Ephemeral wetland turf lines this drainage channel and sump area.

5. RESTORATION APPROACH

5.1 Woody weed control

Several woody weed species are present on the site (Table 1). Recent control of woody weeds was observed at the site on the day of the site visit, with several radiata pine trees having been felled or poisoned, and Scotch broom controlled by spraying with herbicide. Larger radiata pine trees on the western slopes await control, and patches of emergent radiata pine and Douglas fir trees are present on the steep east-facing slopes (Plate 4). Some of these trees are dying due to basal bark application of herbicide or ringbarking (Plate 5). Control techniques for these species are described in more detail below.

Table 1: Woody weed species present at the Little Mt Iron site and their potential control targets and control methods.

Species	Common Name	Control Target	Method
<i>Crataegus monogyna</i>	Hawthorn	Control to zero density	Fell, treat stump with herbicide.
<i>Cytisus scoparius</i>	Scotch broom	Control in open habitats	Foliar spray with herbicide in open habitats.
<i>Cotoneaster simonsii</i>	Khasia berry	Control to zero density	Foliar spray with herbicide in open habitats.
<i>Pseudotsuga menziesii</i>	Douglas fir	Control to zero density	Fell.
<i>Pinus radiata</i>	Radiata pine	Control to zero density	Fell or ringbark large trees, basal bark spray smaller trees.



Plate 4: Douglas fir (foreground) and radiata pine trees on the eastern slopes of Little Mt Iron.



Plate 5: Dying and healthy radiata pine trees on the eastern slopes of Little Mt Iron.

5.1.1 Conifers

Wilding conifer trees can be felled or killed by basal bark application of herbicide (for example X-tree basal bark herbicide). Basal bark spraying must be undertaken in dry weather, as wet conditions result in an emulsion on the bark surface that prevents uptake of herbicide. Large trees that are not easily felled or treated with basal bark herbicide can be ringbarked, making sure that cuts into the wood completely girdle the tree.

5.1.2 Hawthorn

Hawthorn trees can be killed either by felling and treating the stump with appropriate herbicide to stop resprouting, or by application of an appropriate basal bark herbicide. As discussed above, basal bark spraying needs to be undertaken in dry weather. Only two hawthorn trees were observed during the site visit, both of which were mature trees located close to the southern boundary of the site, near the ephemeral wetland described above (Plate 3). Additional hawthorn trees are likely to have established in places on the steep eastern slopes, which were not visited.

5.1.3 Scotch broom and khasia berry

Spraying with herbicide is appropriate for the control of Scotch broom and khasia berry (*Cotoneaster simonsii*). Care should be taken to avoid accidentally spraying adjacent kānuka shrubs and trees, as kānuka is very susceptible to herbicide. Where khasia berry and Scotch broom occur in a matrix of mature and regenerating kānuka,

there is no need to control these species, as ongoing development of kānuka scrub will see them excluded due to shading.

5.2 Fostering natural succession

As described above, on the east-facing slopes of Little Mt Iron, natural succession is the best approach to control shrub weeds such as Scotch broom and khasia berry. These species do not persist beneath a shady tree canopy, so allowing kānuka-dominant vegetation to increase in density through natural succession is the easiest method of controlling them, and reduces the potential for non-target effects of herbicide application. Natural succession to more diverse and ecologically important vegetation and habitats can also be fostered by planting additional, ecologically-appropriate indigenous tree species (Table 2), and by controlling rabbits (*Oryctolagus cuniculus*) and hares (*Lepus europaeus occidentalis*) on an ongoing basis.

5.3 Rabbit and hare control

Rabbit and hare control is essential if natural colonisation by any species other than kānuka is to be fostered across the site. Rabbits and hares are typically controlled by a combination of poisoning and night shooting in rural Otago. A suitably-qualified and fully-licensed rabbit and hare control contractor should be engaged to undertake ongoing control such that rabbit densities are maintained at low levels. Otago Regional Council rules require that all land occupiers maintain rabbit densities at a level below Modified McLean Scale 3. At this level, rabbit pellet heaps are 10 m or more apart, and rabbits are occasionally seen.

5.4 Grassland management

Areas of open grassland on the western slopes are currently being managed by controlling Scotch broom and wilding conifers. This type of control is all that is needed to maintain these areas as grassland. Scattered regeneration of kānuka is present in these grasslands and natural succession processes will allow the extent and density of kānuka to increase slowly in these areas over time.

5.5 Planting to increase biodiversity across the wider site

Kānuka shrubland occurs naturally at the site because it is tolerant of grazing and regenerates after fire, but it may not have been the dominant species historically. A range of other indigenous tree and shrub species could therefore also be planted on the site. Indigenous trees that would have potentially occurred at the site, and which could be planted, include kowhai (*Sophora microphylla*), cabbage tree (*Cordyline australis*), kohuhu (*Pittosporum tenuifolium*), lowland ribbonwood (*Plagianthus regius*), matai (*Prumnopitys taxifolia*), Hall's totara (*Podocarpus laetus*), fierce lancewood (*Pseudopanax ferox*), and broadleaf (*Griselinia littoralis*) (Table 2). Kowhai, cabbage tree, Hall's totara, kohuhu, and broadleaf are naturally present elsewhere in the area, but lowland ribbonwood, matai, and fierce lancewood are species that would very likely have been present historically in appropriate habitats. Thus the Little Mt Iron site would provide an opportunity to reintroduce these species to a semi-natural inland Otago environment. The advantage of including a range of

different species is that if some perform poorly at the site, this can be compensated for by the better performance of other species.

Table 2: Indigenous tree species suitable for planting at the Little Mount Iron site.

Species	Common Name	Notes
<i>Cordyline australis</i>	Cabbage tree	Fast initial height growth, food source for indigenous birds, will grow in most locations within the site.
<i>Pittosporum tenuifolium</i>	Kohuhu	Moderate growth rate, hardy, will grow in most locations within the site.
<i>Prumnopitys taxifolia</i>	Matai	Slow-growing, long-lived, fruit source for indigenous birds when mature. Best planted in sheltered microhabitat in deeper soils.
<i>Pseudopanax ferox</i>	Fierce lancewood	Moderate growth rate, fruit source for indigenous birds when mature. Best planted on deeper soils.
<i>Griselinia littoralis</i>	Broadleaf	Hardy, exposure tolerant, will grow in most locations within the site
<i>Plagianthus regius</i>	Lowland ribbonwood	Fast growth on fertile soils, better planted in deeper soils.
<i>Podocarpus laetus</i>	Hall's totara	Slow growing but hardy, fruit source for indigenous birds when mature, will grow in most locations within the site.
<i>Sophora microphylla</i>	Kowhai	Slow growth, can grow on stony sites, important food source for indigenous birds.

The species listed in Table 2 can be planted in scattered areas around the site so long as these areas provide suitable habitat (suitable habitat is indicated in Table 2). The aim of these plantings would be to establish indigenous species historically present at the site and to provide future seed sources for natural colonisation of the site by these species. If 20 individuals of each of the species listed in Table 2 were established across the site, this should provide a meaningful seed source once these trees are mature.

5.6 Planting of low-flammability species in area 'A'

5.6.1 Qualities of low-flammability and flammable plant species

Plantings close to the proposed residence should be made up of fire-tolerant or fire-resistant species. The following types of plants are less likely to catch alight and burn (Fogarty 2001):

- Plants with high mineral or salt content.
- Plants with fleshy or watery leaves.
- Plants with thick insulating bark.
- Plants which have their lowest branches clear of the ground.
- Plants with dense crowns.

Plants which are more likely to burn include:

- Those with fibrous, loose bark.
- Those with volatile oils in their leaves.
- Those with volatile, resinous foliage.
- Those with dry foliage.
- Those which retain or accumulate dead branches, leaves and twigs.

Plants that shed copious quantities of dry leaf or twig litter can also assist the spread of grass fires by leaving abundant dry fuel at ground level, which may be sufficient for fire to climb into the tree canopy. For example, cabbage trees are typically associated with an abundant litter of dry leaves that burn readily. These leaves are readily moved by wind over open ground and if partially alight, could potentially be responsible for establishment of spot fires in advance of the fire front.

Flammability of a selection of indigenous plant species is reported on by Fogarty (2001), who surveyed fire managers and asked them to classify plant species on the basis of flammability. Appendix 2 summarises the findings of Fogarty (2001).

5.6.2 Low-flammability plant selection

Many of the species that are ecologically-suited to the site have high flammability (see Appendix 2), which precludes their use close to the proposed residence due to their contribution to fire danger. Suitable indigenous plant species that are likely to have relatively low flammability and which could be used close to the proposed residence in areas 'A' are listed in Table 3. These species include a range of creeping herbs, shrubs, and tree species.

Table 3: Low-flammability indigenous species suitable for planting close to the proposed residence.

Species	Common Name	Notes
<i>Acaena juvenca</i>		Partially shade tolerant creeping herb.
<i>Carmichaelia petriei</i>	Native broom	Shrub of dry habitats.
<i>Coprosma crassifolia</i>		Shrub of dry habitats.
<i>Hebe rakaiensis</i>		Bushy, rounded shrub.
<i>Melicypus alpinus</i>	Porcupine shrub	Low shrub.
<i>Muehlenbeckia axillaris</i>		Ground cover herb of gravelly habitat.
<i>Pseudopanax ferox</i>	Fierce lancewood	Moderate growth rate, fruit source for indigenous birds when mature.
<i>Griselinia littoralis</i>	Broadleaf	Hardy, exposure tolerant, tree.
<i>Plagianthus regius</i>	Lowland ribbonwood	Fast growing tree on fertile soils, better planted in deeper soils.
<i>Discaria toumatou</i>	Matagouri	Prickly shrub.
<i>Sophora microphylla</i>	Kowhai	Slow growing tree of dry habitats.

5.6.3 Planting matrix

The matrix in which these species are planted in areas 'A' should also be considered. A matrix of gravel or bark chips would have low-flammability. Ideally, no substrate colonisable by exotic grasses should be left between plants, as dead grass foliage is

highly flammable. Any dead material accumulating in the planted areas should be periodically removed so as to prevent the build up of fuel at ground level.

5.7 Planting guidelines

The primary risk to plantings at this dry site is moisture deficit during establishment. Newly-planted trees often suffer from water deficiency because their root systems are constrained and not capable of accessing more distant water resources. Access to water in the early stages of growth can help them to get through this phase until their root systems spread more widely. Other threats include pest animals and weeds. The following strategies should be adopted to increase the success of plantings at the site.

5.7.1 Ecosourcing

Propagation of the above species should be from populations found in the Pisa Ecological District, or from other populations in Otago for species that are no longer naturally found in this district. Ecosourcing helps to ensure that plants are locally adapted to the site, and prevents genetic mixing of populations from different sources, which may dilute the effectiveness of any local adaptations.

5.7.2 Plant size

Trees grown in PB3 bags or smaller should be used at this site, as larger trees are likely to suffer greater water stress, and be more exposed to wind. In this dry habitat, competition for light from exotic grasses is less important, so larger initial plant sizes are not required.

5.7.3 Planting densities

Where dense kānuka-dominant indigenous forest is to be restored in the areas adjacent to the proposed residence, the species listed in Table 2 should be planted at 1 m spacing. To achieve kānuka dominance, kānuka saplings should make up at least 70% of the plantings. The plant species listed in Table 3 should be densely planted (no more than 1 m spacing) in area 'A' to establish a fire-resistant buffer against any grass fires spreading across the site. Dense planting will reduce colonisation by weeds, reducing maintenance requirements in the long-term. In other areas, the plant species listed in Table 2 can be planted singly or in small clusters, because their primary purpose is to add ecological diversity to the site and act as seed sources for natural colonisation of the site in the longer term.

5.7.4 Hardening off

Plants need to be hardened off - i.e. exposed to ambient conditions for at least one to two months - before planting. This ensures that foliage and buds have developed sufficient protection to cope with site conditions (wind, temperature) after planting. Tree shelters can help to ameliorate these effects.

5.7.5 Timing of planting

Factors to take into account when considering the timing of tree planting are soil moisture (which needs to be relatively high, unless supplementary water is available), temperature (neither too hot, nor too frosty), and the prevailing winds and their strength (frequent north-west winds are very drying). These factors mean that planting in the autumn is usually the best scenario. Use of tree shelters can reduce the effects of early frosts.

5.7.6 Protection of plantings from rabbit and hare browse

It is essential that all planted trees are protected from rabbit and hare browse until their basal stems are sufficiently large enough (*c.*1 cm diameter) to withstand this. A shelter that surrounds the newly-planted tree and prevents access by rabbits and hares would also protect the newly-planted trees from exposure, water loss, and frost. Tree shelters need to be approximately 50 cm high to deter rabbit and hare browse, and firmly fixed to the ground to avoid being blown away. Even if rabbits are at low densities, some damage to new plantings is likely. Rabbit control should therefore be carried out in addition to protecting new plantings with tree shelters.

5.7.7 Use of mulches and water crystals

The use of a mulch at the base of a planted tree can help to conserve soil moisture around the tree, and also help to prevent weed growth from competing with the tree for light. Squares of woollen carpet are often useful in this respect, as loose mulches may get excavated and scattered by rabbits and birds. Water ‘crystals’ (‘hydrogel’ polymers that can be added to the soil matrix) should be placed in the base of the planting hole, or in the potting mix the tree seedling is grown in, to help retain water.

5.7.8 Planting and woody weed control

Tree felling operations and Scotch broom control should take place prior to planting so that plantings are not damaged by tree fall or herbicide spray. A benefit of pine tree felling is that pine trees are heavy water users, and their control will mean less competition for soil moisture.

5.7.9 Contingency strategies

Survival of planted tree species should be monitored, and if there is significant mortality of planted trees in the first year, the planting methods should be reviewed, taking into consideration the causes of mortality and the factors described in the sections above. If only a small amount of mortality is observed, then the dead plantings should be replaced. If mortality is confined to just one or two species, then those species should not be replanted; instead, planting should be of species that have established successfully.

6. IMPLEMENTATION STRATEGY

Factors discussed above indicate that the following ecological restoration strategy would be most worthwhile at the Little Mt Iron site:

- Undertake control of exotic trees, and spraying of Scotch broom, prior to planting of indigenous tree species.
- Use cabbage tree, kowhai, matai, Hall's totara, kohuhu, fierce lancewood, broadleaf, and lowland ribbonwood to enrich the kānuka-dominant vegetation at the site. Other indigenous tree and shrub species that would be naturally found at the site could be planted in subsequent years if this selection of species failed to establish, or if more ecological diversity is required for the site.
- Source propagation material for these species from within the Pisa Ecological District for species which are still naturally found there, or from elsewhere in Otago for species which are no longer found in Central Otago.
- Use PB3 or smaller tree seedlings for planting.
- 'Harden off' propagated seedlings by growing them in a similar environment to the planting site for the last few months before planting.
- Plant in mid-autumn, or late autumn, when soil moisture has recovered, and temperature extremes are less likely.
- Plant seedlings in sites with deeper soils, and utilise 'water crystals' in the base of the planting hole, or in the potting mix the tree seedling is grown in, to help retain water.
- Choose microsites for planting carefully, including within or adjacent to existing kānuka shrubland or in the shelter of felled pine trees.
- Place a long-lasting mulch around the base of each plant.
- Surround seedlings with robust tree shelters approximately 50 cm high, and ensure that tree shelters are firmly fixed to the ground and will not be blown away. These shelters are essential to prevent browse from rabbits and hares, and will also protect the plants from exposure.
- Monitor survival of plantings, and if necessary, replace any plants that die. Monitoring of survival should be more frequent in the early stages after planting.
- Monitor the distribution and abundance of woody weeds by annual walk-through surveys, to assess weed control priorities. Undertake control as required.

7. WORK PROGRAMME AND TIMELINE

An indicative five-year work programme and timeline is set out below.

Year 1

Task	Timing
1. Order indigenous tree species from plant nursery, if required	ASAP, to allow time for collection and propagation
2. Implement rabbit and hare control	Before end of year
4. Control remaining radiata pine, Douglas fir, and hawthorn trees	Before end of year
5. Control Scotch broom and khasia berry on an ongoing basis in areas of open habitat	Commence before end of year

Year 2

Task	Timing
1. Maintain rabbit and hare control	Throughout year
2. Obtain tree shelters	January - February
3. Begin planting, if suitable stock is available	April - May
4. Monitor after two weeks, and three months	May - September
5. Control Scotch broom and khasia berry, if this is required	October - December

Year 3

Task	Timing
1. Surveillance and control of woody weeds and other pest plants	January - May
2. Assess survival of planted trees	March - April
3. Continue planting, if suitable stock is available	April - May
4. Monitor plantings after two weeks, and three months	May - September
5. Maintain rabbit and hare control	Throughout year

Year 4)

Task	Timing
1. Surveillance and control of woody weeds and other pest plants	January - May
2. Monitor survival of plantings	March - April
3. Replace dead plantings, if this is required	April - May
4. Monitor plantings after two weeks and three months	May - September
5. Consider removing tree shelters for any plantings that are sufficiently large	May 8
6. Maintain rabbit and hare control	Throughout year

Year 5

Task	Timing
1. Surveillance and control of woody weeds and other pest plants	January - May
2. Monitor survival of plantings	March - April
3. Consider removing tree shelters for any plantings	May

that are sufficiently large	
4. Maintain rabbit and hare control	Throughout year

ACKNOWLEDGMENTS

Kate Martin provided project liaison. Tim Wardell provided guidance at the site and discussion on the woody weed control programme undertaken to date.

REFERENCES

- Fogarty L.G. 2001: A flammability guide for some common New Zealand native tree and shrub species. Forest Research, Rotorua, in association with the New Zealand Fire Service Commission and National Rural Fire Authority, Wellington. *Forest Research Bulletin No. 197. Forest and Rural Fire Scientific and Technical Series, Report No. 6.* 18 pp.
- McEwen M. 1987: Ecological regions and districts of New Zealand. Booklet to accompany Sheet 4. *New Zealand Biological Resource Centre Publication No. 5.* Department of Conservation, Wellington.

VASCULAR PLANT SPECIES RECORDED AT THE LITTLE MT IRON SITE DURING THE SURVEY

Exotic species are denoted by asterisks.

Species	Common Name	Plant Type
<i>Acaena agnipila</i> *	Australian sheep's bur	Dicot herb
<i>Acaena fissistipula</i>	Bidibidi	Dicot herb
<i>Agrostis capillaris</i> *	Browntop	Grass
<i>Anagallis arvensis</i> *	Scarlet pimpernel	Dicot herb
<i>Anthoxanthum odoratum</i> *	Sweet vernal	Grass
<i>Asplenium flabellifolium</i>	Necklace fern	Fern
<i>Brachyglottis southlandica</i>		Dicot herb
<i>Carex breviculmis</i>		Sedge
<i>Centaurium erythraea</i> *	Centaur	Dicot herb
<i>Cheilanthes sieberi</i>	Rock fern	Fern
<i>Cirsium vulgare</i> *	Scotch thistle	Dicot herb
<i>Coprosma crassifolia</i>		Shrub
<i>Coprosma dumosa</i>		Shrub
<i>Coprosma propinqua</i>	Mingimingi	Shrub
<i>Cotoneaster simonsii</i> *	Khasia berry	Shrub
<i>Crataegus monogyna</i> *	Hawthorn	Tree
<i>Cytisus scoparius</i> *	Scotch broom	Shrub
<i>Dichondra repens</i>	Mercury Bay weed	Dicot herb
<i>Discaria toumatou</i>	Matagouri	Tree
<i>Echium vulgare</i> *	Vipers bugloss	Dicot herb
<i>Elymus solandri</i>		Grass
<i>Epilobium komarovianum</i>	Creeping willow herb	Dicot herb
<i>Erodium cicutarium</i> *	Storksbill	Dicot herb
<i>Euchiton traversii</i>	Native cudweed	Dicot herb
<i>Festuca novae-zelandiae</i>	Hard tussock	Grass
<i>Galium perpusillum</i>	Dwarf bedstraw	Dicot herb
<i>Gaultheria antipoda</i>	Bush snowberry	Shrub
<i>Geranium microphyllum</i>	Geranium	Dicot herb
<i>Hieracium lepidulum</i> *	Tussock hawkweed	Dicot herb
<i>Holcus lanatus</i> *	Yorkshire fog	Grass
<i>Hydrocotyle novae-zeelandiae</i>		Dicot herb
<i>Hypericum perforatum</i> *	St John's wort	Dicot herb
<i>Hypochaeris radicata</i> *	Catsear	Dicot herb
<i>Juniperus sp.</i> *	Creeping juniper	Shrub
<i>Kunzea serotina</i>	Kānuka	Tree
<i>Leptinella sp.</i>		Dicot herb
<i>Leucopogon fraseri</i>	Patotara	Shrub
<i>Lupinus arboreus</i> *	Tree lupin	Shrub
<i>Luzula sp.</i>	Woodrush	Rush
<i>Marrubium vulgare</i> *	Horehound	Dicot herb
<i>Melicytus alpinus</i>	Porcupine shrub	Shrub
<i>Muehlenbeckia complexa</i>	Scrub pohuehue	Vine
<i>Olearia odorata</i>	Scented tree daisy	Shrub
<i>Pilosella officinarum</i> *	Mouse-ear hawkweed	Dicot herb
<i>Pinus radiata</i> *	Radiata pine	Tree
<i>Poa colensoi</i>	Blue tussock	Grass
<i>Polystichum vestitum</i>	Shield fern	Fern
<i>Pseudotsuga menziesii</i> *	Douglas fir	Tree

Species	Common Name	Plant Type
<i>Pteridium esculentum</i>	Bracken	Fern
<i>Ranunculus</i> sp.		Dicot herb
<i>Raoulia australis</i>	Common mat daisy	Dicot herb
<i>Raoulia subsericea</i>	Scabweed	Dicot herb
<i>Raoulia tenuicaulis</i>	Scabweed	Dicot herb
<i>Ribes sanguineum</i> *	Flowering currant	Shrub
<i>Rosa rubiginosa</i> *	Sweet briar	Shrub
<i>Rumex acetosella</i> *	Sheep's sorrel	Dicot herb
<i>Vittadinia australis</i>	White fuzzweed	Dicot herb

FLAMMABILITY OF INDIGENOUS PLANT SPECIES

The flammability of a selection of indigenous plant species is reported by Fogarty (2001), who surveyed fire managers and asked them to classify plant species on the basis of flammability.

Respondents were asked to ‘isolate’ particular species from the vegetation communities in which they occur, and to remember the fire behaviour of individual species as they were being burned, and whether they remained partially-burned or unburned after experiencing a high intensity fire. Some respondents found the proposed categories too broad, so Fogarty (2001) devised a finer classification with seven categories, based on the general consensus of responses from the fire managers, ranked species scores from these categories, and undertook statistical analysis of category boundaries. Seven flammability categories were ultimately defined for the 42 indigenous species identified by fire managers that had sufficient replication among responses (Table 4). Flammability categories were related to the forest fire danger classification that is used in New Zealand:

- Not flammable - dense stands will not burn even in Extreme forest fire danger conditions. Suitable for green breaks or defensible space.
- Not flammable/Low flammability - dense stands will partially burn in Extreme forest fire danger conditions, especially during drought. Suitable for green breaks or defensible space, but when in the immediate vicinity of structures, a distance greater than 3 m between crowns is needed to reduce continuity and prevent crown fires under Extreme fire danger conditions.
- Low flammability - dense stands established as green breaks on moist or fertile soils will usually reduce a crown fire in adjacent forest or scrub to a surface fire under High to Very High forest fire danger conditions, but will burn readily in Extreme conditions. Suitable for green breaks or defensible space, but when in the immediate vicinity of structures, a distance greater than 3 m between is needed to reduce continuity and prevent crown fires under Extreme fire danger conditions.
- Low/Moderate flammability - dense stands will burn readily in Very High to Extreme fire danger conditions, especially on dry and/or infertile sites. Surface fires will be sustained in Moderate to High fire danger conditions. Not recommended for green breaks. If present in defensible spaces, elevated dead material and litter should be removed regularly. Crowns should be more than 4 m apart and a minimum of 10 m from any structure.
- Moderate flammability - dense stands will partially ignite under Moderate forest fire danger conditions, and burn readily in High to Very High fire danger conditions. Species may have flammable green foliage, or produce heavy accumulations of litter or elevated dead material. Not recommended for green breaks or defensible space.
- Moderate/High flammability - dense stands will burn readily in Moderate to High forest fire danger conditions, and partially ignite in Moderate conditions. Species may have

flammable green foliage, or produce heavy accumulations of litter or elevated dead material. Not recommended for green breaks or defensible space.

- High flammability - burns readily in Low to Moderate forest fire danger conditions. Not recommended for green breaks or defensible space.

A significant feature of the indigenous plant species ranked in the assessment, is that none were ranked in the Not flammable or Low/Not flammable categories. However Fogarty (2001) noted that the classification could not be regarded as being definitive in all situations, as the assessments by respondents contained considerable variability. Future testing, observation, and comparison would be likely to result in revisions to the classification. The other important feature of the study is that only 42 indigenous plant species have currently been assessed within the classification.

Table 4: Flammability of 42 indigenous plant species, based on Fogarty (2001). Bold font indicates ecologically-appropriate, low flammability species that could be suitable close to the proposed residence at the Little Mount Iron site.

Species	Common Name	Rank	Flammability Class	Flammability Notes	Ecological Appropriateness at the Little Mt Iron Site
<i>Griselinia littoralis</i>	Broadleaf, kapuka	1	Low	Broad succulent leaves do not ignite easily. Flaky bark may burn and provide embers for spot fires under Extreme fire danger conditions.	Ecologically-appropriate.
<i>Corynocarpus laevigatus</i>	Karaka	2	Low		Not found naturally in Central Otago.
<i>Fuchsia excorticata</i>	Fuchsia	3	Low	Flaky bark is flammable. Deciduous. Litter may need to be removed in spring, but the surface litter is often damp and difficult to ignite on favourable sites.	May be difficult to establish due to frost and drought susceptibility.
<i>Solanum aviculare</i>	Poroporo	4	Low		<i>Solanum laciniatum</i> is likely to have a similar ranking. Susceptible to frost so not suitable for Central Otago.
<i>Griselinia lucida</i>	Puka	5	Low	Broad succulent leaves do not ignite easily. Flaky bark may burn and provide embers for spot fires under Extreme fire danger conditions.	Similar to broadleaf but normally establishes as an epiphyte, thus requires mature forest for establishment, which the Little Mt Iron site lacks.
<i>Pseudopanax crassifolius</i>	Lancewood	6	Low		Ecologically-appropriate.
<i>Pseudopanax arboreus</i>	Five finger	7	Low	Will carry a fire if planted on dry infertile sites, or in mixed scrub.	Too susceptible to frost to grow in Central Otago.
<i>Macropiper excelsum</i>	Kawakawa	8	Low		Not naturally found in Central Otago and susceptible to frost.
<i>Coprosma robusta</i>	Karamu	9	Low	Can produce large amounts of surface litter.	Not naturally found in Central Otago.
<i>Coprosma grandifolia</i>	Kanono	10	Low		Not naturally found on in Central Otago.
<i>Geniostoma ligustrifolium</i>	Hangehange	11	Low		Not found naturally in Canterbury.
<i>Coprosma repens</i>	Taupata	12	Low		A coastal species, not ecologically-appropriate at WMR.
<i>Carpodetus serratus</i>	Putaputaweta	13	Low		Ecologically-appropriate, requires initial shelter from frost.
<i>Hebe salicifolia</i>	Koromiko	14	Low/Moderate	Must be planted densely to maintain moisture in surface litter layers. Will burn readily at Moderate to High fire danger conditions on dry sites or when more sparsely mixed with more flammable scrub.	Susceptible to drought stress, many not survive well at Little Mt Iron.
<i>Melicytus lanceolatus</i>	Mahoe wao	15	Low/Moderate		Not naturally found in Central Otago.
<i>Melicytus ramiflorus</i>	Mahoe	16	Low/Moderate	Becomes more flammable with age.	Ecologically-appropriate in sheltered sites.

Species	Common Name	Rank	Flammability Class	Flammability Notes	Ecological Appropriateness at the Little Mt Iron Site
<i>Aristotelia serrata</i>	Wineberry	17	Low/Moderate	Produces elevated dead material that should be removed annually near homes and structures. Partially deciduous in cold climates. Litter may need to be removed in spring.	Susceptible to drought stress, many not survive well at Little Mt Iron.
<i>Coriaria arborea</i>	Tutu	18	Low/Moderate	Surface litter accumulation can be heavy. Old plants may have Moderate to High flammability.	Not naturally found in Central Otago.
<i>Myoporum laetum</i>	Ngaio	19	Low/Moderate		A coastal species, not ecologically-appropriate at Little Mt Iron.
<i>Pittosporum crassifolium</i>	Karo	20	Low/Moderate		Not found naturally in Central Otago.
<i>Pittosporum eugenioides</i>	Tarata	21	Low/Moderate	Old plants may have Moderate flammability.	Susceptible to frost and generally requires moist forest conditions.
<i>Plagianthus regius</i>	Ribbonwood	22	Low/Moderate	Deciduous. Litter may need to be removed in spring.	Ecologically-appropriate.
<i>Hoheria</i> spp.	Houhere/lacebark	23	Low/Moderate		Narrow-leaved lacebark is tolerant of dry conditions and may once have occurred in Central Otago.
<i>Nothofagus menziesii</i>	Silver beech	24	Low/Moderate	More flammable when immature. Mature trees often have dead branches that ignite easily and provide embers for spot fires.	Requires more rainfall than occurs at Little Mt Iron.
<i>Weinmannia racemosa</i>	Kamaha	25	Low/Moderate		Not naturally found in Central Otago.
<i>Phyllocladus glaucus</i>	Toatoa	26	Low/Moderate		Not found naturally in Central Otago, mountain toatoa would be an ecologically-appropriate analogue.
<i>Knightia excelsa</i>	Rewarewa	27	Low/Moderate	Large quantities of litter (leaves and twigs) often accumulate. Near houses or in 'green breaks' this material must be removed.	Not found naturally in Central Otago.
<i>Cordyline australis</i>	Ti kouka	28	Low/Moderate	Flammability increases with age due to elevated dead material. Old trees have High flammability. Near houses or in 'green breaks', flammable material must be removed.	Ecologically-appropriate.
<i>Pittosporum tenuifolium</i>	Kohuhu	29	Moderate		Ecologically-appropriate.
<i>Dacrycarpus dacrydioides</i>	Kahikatea	30	Moderate	Flammability may decrease with age. Mature trees often have dead branches that ignite easily and provide embers for spot fires.	A tree of lowland sites, not ecologically appropriate at Little Mt Iron site.

Species	Common Name	Rank	Flammability Class	Flammability Notes	Ecological Appropriateness at the Little Mt Iron Site
<i>Dacrydium cupressinum</i>	Rimu	31	Moderate	Flammability changes to Low/Moderate when mature. Dead stem and branch material in over-mature trees is susceptible to ignition from airborne embers.	Little Mt Iron site is too dry and not ecologically-appropriate for this species.
<i>Agathis australis</i>	Kauri	32	Moderate		Not found naturally in Central Otago.
<i>Metrosideros umbellata</i>	Southern rata	33	Moderate		Not found naturally in Central Otago.
<i>Weinmannia silvicola</i>	Tawhero	34	Moderate		Not found naturally in Central Otago.
<i>Beilschmiedia tawa</i>	Tawa	35	Moderate	Large quantities of litter often accumulate. Near houses of in 'green breaks' this material must be removed.	Not found naturally in Central Otago.
<i>Phormium cookianum</i> and <i>P. tenax</i>	Harakeke	36	Moderate/High	Becomes more flammable in drought conditions, and with age due to build up of dead material. Has been observed to 'explode' when burnt in Very High and Extreme fire danger conditions.	Requires moister conditions than at the Little Mt Iron site.
<i>Podocarpus totara</i>	Totara	37	Moderate/High	Flammability changes to Low/Moderate when mature. Dead stem and branch material in overmature trees is susceptible to ignition from airborne embers.	Not found naturally in Central Otago, but Hall's totara (<i>Podocarpus laetus</i>) is.
<i>Cyathea</i> and <i>Dicksonia</i> spp.	Tree ferns	38	Moderate/High	Carry elevated dead material that assists fire spread and increases fire intensity.	Susceptible to drought stress at the Little Mt Iron site.
<i>Dodonea viscosa</i>	Ake ake	39	Moderate/High	Flaky bark and flammable foliage.	Not found naturally in Central Otago.
<i>Cyathodes fasciculata</i>	Mingimingi	40	Moderate/High		Not found naturally in Central Otago.
<i>Kunzea ericoides</i>	Kanuka	41	High	Flammability changes to Moderate when mature, unless having a flammable understorey.	Now split into several taxa, the one at Little Mt Iron is <i>K. serotina</i> .
<i>Leptospermum scoparium</i>	Manuka	42	High	Flammability changes to Moderate when older.	Not likely to thrive at Little Mt Iron, where kānuka is more tolerant of dry conditions.



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DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	K and P Martin
RM reference:	RM130177
Location:	Aubrey Road, Wanaka
Proposal:	To establish a residential building platform and to construct a building and accessory buildings within the building platform, together with associated landscaping and earthworks; and to cancel Conditions 7(b) and 9 of RM130092.
Type of Consent:	Land use
Legal Description:	Lot 6 Deposited Plan 302002 held in Computer Freehold Register OT/8050.
Valuation Number:	2906301200
Zoning:	Rural General
Activity Status:	Discretionary
Notification:	Publicly notified
Commissioners:	Commissioners D J Taylor and L Overton
Date:	30 January 2014
Decision:	GRANTED SUBJECT TO CONDITIONS

BEFORE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application by K & P
Martin for consent to
establish a residential
building platform, erect a
building and accessory
buildings, together with
associated earthworks and
landscaping at Aubrey
Road, Wanaka

Council file: RM130177

**DECISION OF COMMISSIONERS APPOINTED BY QUEENSTOWN LAKES
DISTRICT COUNCIL**

30 January 2014

Hearing Panel:

D Jane Taylor (Queenstown)
Leigh Overton (Wanaka)

Introduction

1. We have been given delegated authority to hear and determine this application by Queenstown Lakes District Council (“Council”) under the Resource Management Act 1991 (“the Act”) and, if granted, to impose conditions of consent.
2. The application (Reference RM130177) has been made by K and P Martin (“the Applicants”) for land use consent to identify a residential building platform and to construct a building and accessory buildings within the building platform at a site located at Aubrey Road, Wanaka (“Little Mt Iron”). Consent is also sought for associated earthworks. A variation is sought to Resource Consent RM130092 pursuant to s.127 of the Act to cancel conditions 7(b) and 9, which relate to the amalgamation of the subject site with an adjoining proposed Lot 3.
3. A full description of the application and the consenting history is contained in sections 2 and 3 of the Section 42A report and also in sections 1, 2 and 3 of the assessment of environmental effects on the environment (“AEE”) prepared for the Applicants by Vivian & Espie (at pages 4 - 13). The legal description of the property is Lot 6, Deposited Plan 302002 held in Computer Freehold Register OT/8050, comprising 28.5332 hectares.
4. The proposed activity requires resource consent for the following reasons under the Operative Queenstown Lakes District Plan:
 - (a) A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(a)(i) to construct the proposed buildings and any physical activity associated with any building such as roading, landscaping and earthworks. This rule applies as there is currently no identified building platform on the Rural General zoned portion of the site.
 - (b) A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(b) relating to the identification of a building platform of not less than 70 m² in area and not greater than 1000 m² in area. The exact area of the proposed building platform is not known but will generally represent the footprint of buildings proposed in this application.
 - (c) A **restricted discretionary** resource consent pursuant to Rule 5.3.3(xi) as the proposed earthworks to be undertaken on site will not comply with Site Standards 5.3.5.1(viii)(1)(a), 5.3.5.1(viii)(1)(b), 5.3.5.1(viii)(2)(a), 5.3.5.1(viii)(2)(b), and 5.3.5.1(viii)(2)(c). The site standards are described in detail at section 6.1 of the Section 42A report.
 - (d) A **discretionary** activity consent pursuant to s.127(3)(a) of the Act, which deems any application to change or cancel consent conditions to be a discretionary activity. Conditions 7(b) and 9 of Resource Consent RM130092 require Lot 4 to be held in the same Computer Freehold Register as Lot 3. The cancellation of these conditions would allow approved Lot 4 to be held within a separate title.
5. The effects of the matters requiring consent are connected and overlapping, such that it is appropriate to bundle the activities together for assessment. Overall, the application falls to be considered as a **discretionary** activity.

Relevant Statutory Provisions

6. The provisions of the Resource Management Act 1991 relevant to the assessment of this application as a discretionary activity are ss.104, 104B, 108 and Part 2 of the Act.

Relevant Plan Provisions

7. The relevant planning documents considered were:
- (a) The Operative Queenstown Lakes District Plan (the "District Plan") and, in particular, the following parts:
 - Part 4 – *District Wide Issues*
 - Part 5 – *Rural Areas*
8. Under the District Plan, the site is split-zoned Rural General and Rural Residential. The definition of "site" in the District Plan requires that portions of land with different zonings held in one Certificate of Title be considered as separate sites. The proposed activity is located on the Rural General portion of the site.

Application Information

9. The following information has been received and considered by the Commission in reaching its decision:
- (a) A report dated 14 October 2013 prepared under s.42A of the Act by Mr Richard Kemp, the Reporting Planner for the Council (the "Section 42A report");
 - (b) The appendices to the Section 42A report, which include a landscape assessment report dated 28 June 2013 prepared by Mr Stephen Skelton, Landscape Architect, together with a further comment prepared by Mr Richard Denny, Landscape Architect; and an engineering memorandum dated 18 July 2013 prepared by Mr Steve Hewland, Engineer.
10. The following documents contained in the agenda accompanying the Section 42A report have also been considered in determining this application:
- The application and assessment of effects on the environment prepared by Vivian & Espie on behalf of the Applicants dated 28 March 2013.
 - An architectural design statement prepared by Eliska Lewis Architects Limited.
 - Site, elevation and floor plans (including earthworks and landscaping) prepared by Eliska Lewis Architects Limited.
 - A plan of the proposed building platform prepared by Eliska Lewis Architects Limited.
 - A landscape and visual effects assessment report prepared by Mr Ben Espie of Vivian & Espie dated 27 March 2013.

- An engineering report on wastewater treatment and disposal, and storm water disposal, prepared by Batchelar McDougall Consulting, Structural and Civil Engineers, dated 8 March 2013.
 - An engineering report on storm water soak pit design prepared by Batchelar McDougall Consulting, Structural and Civil Engineers, dated 31 August 2009.
 - Telecommunications and electricity confirmation letters received from Chorus (22 January 2013) and Aurora Energy Limited (19 December 2012).
 - Contaminated sites and natural hazards information supplied by the Otago Regional Council on 21 December 2012.
 - Correspondence between Lakes Environmental Limited and Vivian & Espie in relation to further information required, both pre and post-public notification.
 - A report titled Rock Fall Assessment: Little Mt Iron, Wanaka, prepared by Geoconsulting Limited of Queenstown dated 25 June 2013.
11. The Section 42A report recommended that resource consent be refused pursuant to s.104 of the Act for the following reasons:
- (a) It was considered that the adverse effects of the activity would be more than minor as the site is located in an Outstanding Natural Feature (“ONF”). In particular:
 - Due to the presence of a public walking track on adjacent conservation land, the proposal would represent a significant reduction to the openness of the landscape, would fail the test of being reasonably difficult to see and would adversely impact on the visual amenity of track users;
 - The proposal would introduce domestic elements into the southern side of Little Mt Iron Ridge. Such elements would be inconsistent with the landscape values and character of the site and immediate surrounding landscape; and
 - The location of the building platform/dwelling would reduce the recreational amenity of a user of the Hidden Hills Track to below that of an acceptable level and represent an inappropriate land use. There is Rural Residential-zoned land within the application site upon which the Applicant could undertake residential activity.
 - (b) The proposed development is not in accordance with a number of relevant objectives and policies of the District Plan which seek to avoid, remedy or mitigate an appropriate land use within the district; and
 - (c) In terms of Part 2 of the Act, while aspects of the proposal are consistent with the purpose of the Act, in its current form the proposal would be at odds with the primary purpose of the RMA.

Notification and Submissions

12. The application was publicly notified on 9 May 2013 and the period for lodging submissions closed on 7 June 2013. A total of five submissions were received within the statutory timeframe. The submission lodged by Mr L Cleugh was subsequently withdrawn on 8 July 2013.
13. Otago Regional Council ("ORC") submitted that consent should be refused unless Council is satisfied that the proposed development is adequately secure from the impacts of rock fall and landslide hazards. ORC suggested that further information be requested to understand and, if necessary, address these risks. This request was actioned by the Council as set out in the Reporting Planner's Section 42A report. ORC did not appear at the hearing.
14. The other three submissions were from owners/occupiers of neighbouring properties who considered that consent should be refused unless conditions can be imposed in relation to water supply, fire-fighting water storage and to ensure that any damage to road and water supply infrastructure during construction be repaired immediately. One of the submitters also requested that consultation be undertaken in relation to alternatives for the domestic electricity connection.

The Hearing

15. A hearing was held on 24 October 2013 at the Lake Wanaka Centre, Ardmore Street, Wanaka. In attendance were:
 - (a) One of the Applicants, Mrs Kate Martin, represented by Mr Russell Ibbotson, a Partner at Preston Russell Law;
 - (b) Council Officers, including Mr Richard Kemp, Reporting Planner; Ms Paula Costello, Planning Team Leader; Dr Marion Read, Consultant Landscape Architect; and Ms Lyn Overton, Council Engineer;
 - (c) Mr and Mrs A & R Corbett and Mr S Popperwell, submitters.
16. Mr Ibbotson called evidence from the following expert witnesses on behalf of the Applicants:
 - (a) Mr Ben Espie, Landscape Architect;
 - (b) Mr John McCartney, Consulting Civil Engineer with Hadley Consultants Limited;
 - (c) Ms Eliska Lewis, of Eliska Lewis Architects Limited; and
 - (d) Mr Carey Vivian, a Consultant Planner and Director of Vivian & Espie Limited.
17. Immediately prior to the hearing we conducted a site visit to the property, accompanied by Mr Kemp. Following the hearing, we returned to the site to walk the portion of the Hidden Hills track from which the proposed dwelling may be visible. We are satisfied that we gained a good appreciation of the site and the receiving environment.

Summary of the Evidence Heard

18. The following is a brief outline of the submissions and evidence presented on behalf of the Applicants and by submitters. We have not attempted to cover everything that was advanced as, where relevant, detailed material is included in our discussion of the principal issues and effects in the assessment section of this decision.
19. **Mr Russell Ibbotson** presented submissions in writing, describing the location of the site and the consenting history. He then focused on Mr Kemp's Section 42A report and submitted that the recommendation for consent to be refused was based on a "single and repetitive focus": the presence of a public walking track on adjacent conservation land (the Hidden Hills Track). In Mr Ibbotson's submission, the assessment of the proposal has *"unwittingly or otherwise been skewed by an unrelenting consideration of views and an assumed perception of viewers from portions of the nearby Hidden Hills Walking Track"*. Mr Ibbotson also made submissions on the definition of the term "public place", which excludes any trail.
20. Mr Ibbotson made a number of submissions on the relevant provisions of the District Plan and addressed the issues raised by Mr Kemp in his Section 42A report. The services (including the concerns of submitters) were then addressed. Mr Ibbotson commented on natural hazards and the positive effects of the application, emphasising the volunteered covenant to preclude any future subdivision or any further development of the land and the proposed Ecological Management Plan. Finally, Mr Ibbotson addressed the classification of Little Mt Iron as an ONF, drawing our attention to the absence of any "lines drawn on a plan". He submitted that it was generally accepted that the flanks of Little Mt Iron do include areas zoned Rural Residential and other development, and our assessment must accordingly give due regard to such modification. However, he accepted that notwithstanding this residential development, the land remains an important and iconic ONF and, accordingly, the volunteered covenants, the sympathetic design and the location of the dwelling are all very relevant considerations.
21. **Mr Ben Espie** addressed the landscape and visual effects of the proposal, and responded to the issues raised by Mr Kemp in his Section 42A report. He considered that:
- The proposed dwelling and its associated activities are most visible from a particular section of the Hidden Hills Track and part of the Loop Track that lies south of the subject site. Mr Espie considered the visible portions of the proposed dwelling to be well recessed into the landscape and that future built form would have a low degree of visibility from the range of viewpoints.
 - When viewed from the Loop Track and other parts of the Department of Conservation land, the proposed dwelling and its associated activities would be reasonably difficult to see.
 - Domestic and vehicular noise resulting from the proposed activity would only exacerbate the existing situation to a slight degree.
 - The visibility of the proposed earth-mounding is minimal and would be appropriately integrated into the natural contours of the subject site.
 - While the site is sensitive in landscape and amenity terms, the proposal would add to the existing development of the vicinity in a way that would have a relatively minor

impact, while protecting and enhancing the broader site which takes the form of a prominent landscape feature.

- The structural landscape planting plan, together with proposed conditions of consent, would ensure that the large areas of proposed vegetation designed to mitigate the visibility of the proposed dwelling and its associated activities can be relied on.
22. Mr Espie considered the proposed application to be appropriately set into its surrounding context and that any potential effects that may arise in respect of landscape or visibility would be of a low degree. The positive effects of the preservation and ecological enhancement of Little Mt Iron would, conversely, be wide-ranging.
23. **Ms Eliska Lewis** gave evidence in relation to the architectural design of the residential dwelling and the associated resource management issues. Her evidence covered the proposed platform and house design overview, the roof and facade treatment, lighting, climate and sustainability, earthworks and services, calculations for earthworks and height planes. She concluded that the house was designed in such a way as to eliminate negative environmental impacts and to ensure true sustainability. She commented that the construction methods proposed are “expensive” but that the Applicants understand the long-term benefits and are dedicated to the principles of sustainability.
24. **Mr John McCartney’s** evidence addressed the concerns of submitters in relation to engineering issues as follows:
- Water supply – potable water and fire-fighting water for the proposed dwelling.
 - The issues in relation to the shallow water pipe in the existing driveway, which is susceptible to damage by heavy vehicles.
 - Damage to the driveway caused by construction vehicles.
 - The issues in relation to an existing cut batter, which is in close proximity to the driveway.
 - A request for signage to ensure that work vehicles do not enter the wrong property during dwelling construction.
25. Mr McCartney advised that the Applicants had volunteered to install (at their cost) a new water supply pipe in the driveway verge in the same trench as the new water supply pipe to their property. Connections to neighbouring properties would be made available, with any new individual connections being at each of the respective landowners’ expense.
26. **Mr Carey Vivian’s** evidence covered the amendments to the proposal (since the AEE was lodged), public notification and submissions, the status of the activity, engineering issues, and addressed the issues raised in Mr Kemp’s Section 42A report. Mr Vivian also supplied a set of suggested conditions of consent, which incorporated those recommended by the Council officers.
27. **Mr and Mrs Corbett** presented oral submissions and elaborated on their concerns in relation to the water supply pipeline and the provisions for the supply of power. They also raised the issue of fire and the limitations of the existing driveway for fire service vehicles.

28. **Mr Popperwell** addressed the concerns raised in his submissions, which included the use of the existing driveway by heavy construction vehicles and the need for conditions to address the repair of any subsequent damage. The difficulties associated with kanuka planted in close proximity to residential dwellings in the event of fire were canvassed.
29. We gratefully acknowledge the contributions and assistance received from counsel, Ms Martin, witnesses, submitters and Council officers. In particular, we thank all parties for the manner in which they conducted themselves during and after the hearing.

The Principal Issues in Contention

30. It was common ground that the application falls to be considered as a **discretionary activity**. A wide range of matters were traversed in the application, submissions, Section 42A report and supporting material, and during the hearing.
31. The principal issues in contention arising from the application, the Section 42A report and the contents of submissions, including matters raised during the hearing are:
- (a) *Landscape and visual amenity effects*: the effects of the proposed development on the openness of the landscape and the visibility of development from the Hidden Hills track in view of the landscape category of Outstanding Natural Feature;
 - (b) *Positive effects*: the extent to which the proposed ecological management and pest management plan, together with the proposed covenant preventing any further subdivision or development, will compensate for any adverse effects on the landscape that may result from the proposal.
 - (c) *Effects on recreational amenity*: the extent to which the proposed development will result in adverse effects on the recreational amenity of persons using the Hidden Hills walking track;
 - (d) *Natural hazards*: the extent to which the risk of fire and corresponding safety issues during construction and on completion of the proposed can be satisfactorily mitigated;
 - (e) *Services*: the extent to which services can be provided to the site without compromising the services/infrastructure currently provided to the neighbouring properties; and
 - (f) *Objectives and policies*: whether the proposal is consistent with the relevant objectives and policies of the District Plan; in particular, those objectives and policies contained in Part 4.1 – *Natural Environment*, 4.2 – *Landscape and Visual Amenity*, 4.4 – *Open Space and Recreation*, 4.8 – *Natural Hazards*, 4.10 – *Earthworks*, and Section 5 – *Rural Areas*.

Assessment

The permitted baseline, existing environment and receiving environment

32. We concur with the Reporting Planner that the permitted baseline for this rurally-zoned site offers little assistance in the assessment of this application.

33. The **existing environment** includes the proposed four-lot subdivision of the application site (RM130092). This subdivision created three lots in the Rural Residential-zoned part of the site, with the balance Lot 4 (the site of this application) amalgamated to Lot 3 as there was no building platform identified.
34. We consider the **receiving environment** to be highly relevant to our assessment of this proposal. The land to the north and north-west of the site (the lower slopes of Little Mt Iron) and to the east of the site has been zoned for rural residential land use. Many of the rural residential sites have existing dwellings; however, there are a significant number of lots in the newer Hidden Hills subdivision on which buildings are yet to be constructed. Both Mr Espie and Mr Vivian referred to the proximity of the proposed dwelling to the existing residential development to the north – a distance of approximately 150 metres. We concur with Mr Vivian that the rural residential area to the north and east, although located on an ONF, has a peri-urban character as a result of the permitted residential activity in this area.
35. We noted on our second site visit that there are several properties within the Hidden Hills development that have yet to contain any built form. Several of the eventual residences will be plainly visible within the visual catchment of the Hidden Hills Track area (which includes the proposed dwelling).

Landscape classification

36. We accept the evidence of the Council's Landscape Architects and Mr Espie that the proposed development is located within an Outstanding Natural Feature (Little Mt Iron). Mr Espie noted that Mt Iron's landform is relatively unmodified and free of buildings, structures and obvious human elements. He considered that the exception to this is its northern extreme, which has been zoned Rural Residential and is being incrementally developed in accordance with the provisions of that zoning.
37. In terms of vegetation, Mt Iron is predominantly covered in native vegetation, notwithstanding that this is re-colonising vegetation following burning and clearance. Mr Espie considered that the degree of naturalness of Mt Iron is *"at least as high as that of Slope Hill, Morven Hill and Queenstown Hill, if not higher"*.

Actual and potential effects on the environment

38. As the application site is located within an Outstanding Natural Feature, the assessment matters relevant to the consideration of the landscape effects of activities are found in Part 5.4.2.1(i) of the District Plan. We concur with Mr Espie that these assessment matters are a comprehensive suite and take into account all matters that are relevant to the assessment of the effects of this proposal on the landscape. They also cover all matters raised by the relevant landscape objectives and policies, and we do not consider there to be any ambiguity between the relevant objectives and policies and the relevant assessment criteria in this case.
39. Both Mr Espie and the Council's landscape architect, Mr Skelton, assessed the application in accordance with the relevant assessment matters. Although there was a considerable degree of concurrence, the Council officers (including Mr Kemp) concluded that due largely to the presence of a public walking track on adjacent conservation land, the proposal would represent a significant reduction in the openness of the landscape (5.4.2.2(1)(a)), would fail the test of being reasonably difficult to see (5.4.2.2(1)(b)), and would adversely impact on the visual and recreational amenity of track users. We address each of these issues in turn.

Openness of the landscape

40. Mr Kemp concluded that the proposal would result in a significant reduction to the openness of the landscape, *“however only when viewed from the walking track and [as a result of] experiencing the result of domestic activity closer to the building platform”*. Mr Espie, however, considered that the proposal would maintain and enhance the majority of the site in its current state. The proposed dwelling is located on the lower south-western slopes of Little Mt Iron within the saddle that runs east to west between Little Mt Iron and Mt Iron. This proposed location, unlike the majority of the subject site, is not broadly visible from public places and is contained by topography to a significant degree.
41. We concur with Mr Espie that the degree to which the proposed residential dwelling will potentially affect the appreciation of openness is largely a function of the visibility of the dwelling and its associated activities. The proposed dwelling has been specifically designed in a sustainable manner to minimise its impact on the environment: it will be built over three levels and recessed into the hillside. Colours and design features, such as the proposed grass roofs, will assist to minimise visibility and to integrate the building into the site. All proposed exterior cladding materials and colours are natural and appropriately recessive. The new dwelling is to be located within an identified building platform that closely follows the building footprint of the dwelling; correspondingly, any proposed extensions at a future date will require a new resource consent application.
42. Accordingly, we are satisfied that the proposed dwelling and its associated activities, which will only be visible from a specific and limited visual catchment, are unlikely to impact on the openness of the landscape in a significant way. The vast majority of the site will retain its current character, and its present ecological and vegetated state will be enhanced. The proposed ecological management plan (which will form a condition of consent) will ensure that Little Mt Iron’s appearance is both preserved and enhanced in the future. It should be noted that the existing vegetation cover of the site means that it is not visually open – it is vegetated, and we agree with Mr Espie that this situation will be enhanced as a result of the proposal.
43. In view of the above, we have concluded that the proposed dwelling will not significantly reduce the openness of the landscape. The effects of the dwelling and residential occupation on openness are contained and minimised by the careful and comprehensive design and there is only a relatively small visual catchment from which the potential effects will be perceivable. The dwelling is well integrated within a currently vegetated area near the existing boundary with the Hidden Hills residential subdivision, and the proposed planting will further reduce any impact on the immediate surrounds.

Visibility of development

44. The assessment criteria require that the proposed development be reasonably difficult to see when viewed from public roads and other public places, and that the proposed development will not be visually prominent such that it dominates or detracts from public or private views otherwise characterised by natural landscapes. Although Mr Kemp concluded that the proposed dwelling will have an appropriate external appearance and be supplemented by several mitigation measures, he considered that the building would be visible to a significant degree from areas of the Hidden Hills Walking Track and would detract from the high landscape values of the site. In his view, such adverse effects located within an ONF are not appropriate in the context of the assessment criteria. Mr Kemp’s conclusion is largely based

on the degree of visibility from locations on the Hidden Hills Walking Track and, to a lesser degree, the Mt Iron Loop Track.

45. We concur with Mr Espie (following our second site visit during which we walked the Hidden Hills Track) that the dwelling and associated activities will be reasonably difficult to see from most of the Hidden Hills track given the existing topography, vegetation and proposed landscaping. However, it is apparent that from several distinct viewpoints on the Hidden Hills Track the dwelling will not be reasonably difficult to see, although we accept that its visibility will be of a low degree when considered, as Mr Espie has put it, "in its context". We consider the context in this regard to be critical to our evaluation: the context in which the proposed dwelling will be visible is in views that also include existing residential development, such as the Corbett residence (which in these views sits above the proposed dwelling), together with as yet unconstructed dwellings in the Hidden Hills subdivision.
46. We note that the Council officers are primarily concerned with the visibility from what is an elevated link trail (in which the wider Wanaka urban environment can also be seen) and concur with Mr Vivian that this is, on the contrary, indicative of the site's ability to absorb the proposed development.
47. We agree with the Council Officers that the proposal will introduce domestic elements, however we do not consider that these will adversely affect the appreciation of the landscape values of Little Mt Iron or the wider landscape.
48. In summary, we concur with Mr Espie that the proposed dwelling and associated activities will be very well hidden. From a few particular vantage points within the Department of Conservation managed land of Mt Iron, parts of the dwelling may not meet the test of being reasonably difficult to see; however, we accept that the dwelling will be peripheral in these views and not visually prominent. It is significant, in our assessment, that the larger and more elevated parts of the site that are widely visually appreciated will be protected from development by way of a covenant and will be enhanced in terms of natural character through the proposed ecological management plan. In particular, the removal of weed species including wildings and broom will have significant positive benefits.

Positive effects

49. The assessment matters require consideration of the positive effects of the proposal, which include an evaluation of whether the proposed activity will protect, maintain or enhance any of the ecosystems that have been compromised by past subdivision and/or development; whether the proposed activity provides for the retention and/or re-establishment of native vegetation and its appropriate management, particularly where native vegetation has been cleared or otherwise compromised as a result of past subdivision and/or development, and whether the proposed development provides an opportunity to protect open space from further development that is inconsistent with preserving a natural open landscape. In addition to consideration of positive effects, the assessment matters also require us to consider the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise the positive effects outlined above, and to ensure that the potential for future effects, particularly cumulative effects, are avoided.
50. The Applicants have volunteered a condition of consent that a covenant be entered into to protect Lot 4 from any future subdivision and/or development.

51. The volunteered conditions also include a comprehensive ecological management plan, which is to be submitted to Council for approval within 6 months of the date of issue of this consent. The purpose of the plan is to implement ecological restoration, ensure a reduction in fire safety hazard, and to implement wilding pine control and pest management strategies to enhance the natural character and amenity of the property. To ensure that the ecological management plan is implemented and in response to concerns about enforceability raised by this Commission, the Applicants have volunteered to kill or remove existing wilding pine and broom from the site (to the satisfaction of Council) prior to the construction of the proposed dwelling. A ten year lapse period has been requested to allow sufficient time for this programme of work to be completed.
52. Mr Kemp concluded that positive effects resulting from the proposal would enhance the ecological values of the site from its present state. However, he regarded the issue as *“not limited to the subject site and the volunteered measures will only seek to protect a sensitive landscape once residential activity has been introduced”*. He therefore concluded that while positive effects would result from the volunteered conditions of consent, these effects would be minor when balanced against the adverse landscape effects of the proposed development.
53. With respect, we disagree with the weight that Mr Kemp has ascribed to the positive effects of the application. In our assessment, the volunteered conditions will preserve the widely appreciated feature of Little Mt Iron in a state that is free of any obvious development and will protect and enhance its natural character and visual and ecological interest. In particular, the removal of weed species, particularly broom (which is becoming well established within the site), will have significant benefits, both ecologically and in terms of visual amenity. In addition, the covenant against future subdivision and development will maintain the naturalness of Little Mt Iron and avoid any cumulative effects of development in this vicinity. Accordingly, the vast majority of the 28.5 hectare site comprising ONF will be protected from inappropriate future development.
54. We concur with Espie that due to the specific design of the proposed dwelling, which allows the built form to be recessed into the existing topography and which includes earth-worked and vegetated roofs to enable the dwelling to be particularly well hidden, the design features will minimise potential visual prominence when viewed from public places and will not further compromise the natural character of the landscape compared to the existing situation. On the contrary, the proposal allows the restoration, enhancement and protection of the natural character of the ONF and prevents further development from occurring, while locating a specific instance of a well-designed and integrated development in a “hidden” part of the site that is in close proximity to existing residential development.

Impact on recreational amenity

55. Mr Kemp concluded that the adverse effect of the proposal on recreational amenity is a substantial adverse effect and one that would reduce the level of recreational amenity experienced by users of the Hidden Hills Track below that of an acceptable level.
56. We have previously discussed the visibility of the development from vantage points along the Hidden Hills Track and concluded that, from the few vantage points that are available, the dwelling will be viewed in conjunction with other residential development and built form such that it will not be prominent in the landscape.

57. We concur with Mr Vivian that the Hidden Hills Trail is “*not a highly valued wilderness or backcountry trail*”. Rather, it is a peri-urban trail developed to a rough standard that links to a more significant and high-use trail, the Mt Iron Loop Trail. We further agree that glimpses of built form do not necessarily equate to an adverse experience for track users. In the context of the Hidden Hills subdivision and the area of the track from which the proposed development will be visible, views and glimpses of buildings are to be expected and, in our opinion, are more likely to add interest to the experience of a user than to detract from it. There is force in Mr Vivian’s conclusion that the proposed dwelling, with its extremely sensitive architectural design, will become a feature of the journey a user will experience while walking on the lower portion of the Hidden Hills Trail. As previously discussed, it is the context of the wider receiving environment that has influenced our conclusion in this regard.

Natural hazards

58. Council’s engineer, Mr Hewland, advised that a landslide hazard (rock fall) on the eastern slopes of the proposed lot has been identified on the Council’s hazard register maps. As a result, and in view of the submissions of ORC, a geotechnical report prepared by Geoconsulting Limited was submitted to Council. The report concluded that there are very few rocks located on the slopes surrounding the building platform and that there is a very low risk of a rolling boulder taking an oblique path towards the house. The report recommended that affected rocks be cable-lashed into the slope as a simple mitigation measure. The Applicants have confirmed their acceptance of this recommendation and have volunteered an appropriate condition of consent.
59. At the hearing, the issue of fire safety was raised by the Commission and by the submitters. In the past there have been instances of uncontrolled fires moving very rapidly towards the residential area on Mt Iron and discussion focussed on potential mitigation measures that could be incorporated into the development to ensure that human lives were not put at risk should an uncontrolled fire eventuate in future.
60. Following the hearing, the Applicant commissioned a Fire Safety Report from Mr P T Murphy of Fire Safety Advisory Services, Dunedin dated 28 November 2013. The report identified potential safety issues in relation to access, vegetation near the proposed dwelling and fire fighting water supplies. A number of recommendations to mitigate the major concerns were made, which included an internal sprinkler system, a dedicated water tank for the sprinkler operation, and the storage of storm water in an underground tank fitted with a dual purpose pump to be positioned near the proposed dwelling. As a result, the Applicant has offered conditions to give effect to the recommendations, including revisions to the landscape plan to ensure native plant species of low flammability that also meet the criteria for visual mitigation are established in Area “A”.
61. Having reviewed the Fire Safety Report, while we accept that the risk of a serious fire in this vicinity cannot be avoided, we are satisfied that the conditions volunteered by the Applicants will mitigate the risk associated with fire safety to an acceptable level. In particular, the serious risk posed by flammable vegetation near the proposed dwelling has been significantly reduced by the introduction of more fire resistant species.

Services

62. Council’s engineers are satisfied that the proposed dwelling can be adequately serviced. Following submissions made by the neighbouring submitters, the Applicants have volunteered

to relocate the water supply pipe to the side of the access way to avoid any future damage and corresponding issues. The submitters who attended the hearing viewed this offer positively.

63. We are satisfied that the conditions include appropriate measures to guard against construction effects and to provide for the repair of the existing driveway in the event that damage occurs. Accordingly, we consider that any adverse effect of the activity on services is negligible.

Conclusion

64. Having considered all of the evidence before us, we have concluded that any adverse effects on the environment as a result of the proposed activity have been suitably remedied or mitigated to an acceptable level. To the extent that this conclusion may be finely balanced, we find that the positive effects of the application in relation to the proposed no development or subdivision covenant, together with the ecological management and enhancement plan, add significant value to the overall proposal such that any of the more material adverse effects are adequately compensated. We acknowledge that this is an extremely sensitive area of ONF, however the development is appropriately located close to existing residential development, and the comprehensive design of the dwelling is suitable for the site. The significant benefit to the community that will be obtained as a result of the prevention of any further development on this site, together with the ecological enhancement of the ONF and the natural feature of Little Mt Iron as a result of the stewardship that has been offered by the Applicants, is overwhelmingly positive.

Objectives and Policies of the District Plan

65. As previously discussed, our evaluation of the assessment matters takes into account all matters raised by the relevant objectives and policies set out in Part 4.2 – *Landscape and Visual Amenity* of the District Plan. For the reasons previously given, we find the proposal to be consistent with these important objectives and policies.
66. For the reasons explained above, we are also of the view that the proposal is consistent with the objectives and policies in relation to open space and recreation found at Part 4.4 of the District Plan. Although the residential dwelling is proposed to be located approximately 50 metres from a public walking track, the context of the environment is peri-urban and we do not consider that the current experience of this lower portion of the track will result in any significant reduction of recreational values or detract from the amenity of users.
67. In relation to Part 5 – *Rural Areas*, it is plain that although the site was once farmed, it has not been utilised for this purpose for many years. As the site is surrounded by urban development and comprises largely regenerating native kanuka and weed species, it does not have any significant value for productive rural activities. We concur with Mr Ibbotson's submission that the outcome that this application seeks to achieve for the property (which has no prospect of continuing to be capable of any farming purpose) is one "*that is worthy of recognition and of consent*". In particular, the proposal provides certainty in relation to the retention of this iconic feature in a natural state for the foreseeable future. The provision of a home for the Applicants will promote and encourage the necessary stewardship over the balance land, which will in turn ensure that the openness of Little Mt Iron remains protected and enhanced. Although there will be some impact on views from the Hidden Hills Track, the much wider views and the naturalness that will be protected by this application is, in our opinion, of

considerably greater benefit and, accordingly, we have concluded the proposal is consistent with the Part 5 relevant objectives and policies.

Part 2

68. Mr Kemp concluded that sustainable management would not be achieved due to the adverse effects on the users of the Hidden Hills Trail. Mr Vivian disagreed with Mr Kemp's conclusion, and was of the view that sustainable management includes balancing the factors offered by the entire proposal, which includes an ecological restoration plan and a covenant preventing future development. In his opinion, Mr Kemp's consideration of sustainable management is short sighted, focusing only on the visibility of the dwelling from one trail, and fails to adequately consider the long-term management of the property. Mr Vivian made the point that residential development which has only a minor effect on landscape values when viewed from outside the site, linked to an ecological restoration of the wider area (which includes a substantial part of the ONF), together with a covenant preventing further development, is appropriate and, in his opinion, is exactly what s.6(b) of the Act seeks to achieve.
69. Similarly, Mr Vivian considered that Mr Kemp failed to take account of the proposed ecological restoration plan, which represents kaitiakitanga (the ethic of stewardship) in accordance with the requirements of s.7 of the Act. In Mr Vivian's opinion, the proposed dwelling has not been balanced fairly against the other significant advantages that the application offers.
70. Having considered the evidence before us, we have concluded that the proposal does represent sustainable management of this unique and special property. Although the proposed dwelling will introduce a domestic element to this area of land (albeit that it is in reasonably close proximity to existing residential development), when considered in conjunction with the protection of the high landscape values of the remainder of the land by way of the proposed covenant and the ecological restoration plan, the application meets the objectives of Part 2 of the Act and in our view represents sustainable management of this area.

Conclusion

71. Pursuant to ss.104 and 104B of the Resource Management Act 1991, this application is granted subject to the following conditions of consent.
72. Pursuant to s.113 of the Act, the reasons for this decision are:
- (a) In terms of s.104(1)(i) of the Act, the actual and potential effects of the proposal on the environment are, on balance, acceptable. All potential adverse effects, particularly in relation to landscape and visual amenity effects, will be adequately mitigated by the design measures proposed by the Applicant and by the conditions that have been offered and/or imposed. To the extent that this judgement is finely balanced, the positive effects arising from the proposal, which include the volunteered covenant preventing future subdivision and development and the ecological management and enhancement plan, have considerable compensatory value, particularly in the context of the Outstanding Natural Feature of Little Mt Iron.
 - (b) In terms of s.104(1)(b) of the Act, we consider the proposal to be consistent with the relevant objectives and policies of the District Plan, including those in Part 4 and

Part 5. The proposal is consistent with the relevant assessment criteria relating to Outstanding Natural Features and with the associated objectives and policies.

- (c) We are satisfied that potential natural hazards have been adequately addressed and that appropriate measures have been provided to ensure that any danger to persons from rock fall or fire are adequately remedied, mitigated or avoided.
- (d) In terms of s.104(1)(c) of the Act, other relevant matters, including monitoring and conditions, have been considered in our determination of the application.
- (e) The proposal is consistent with Part 2 of the Act. The proposed dwelling will provide for the economic and social benefit of the Applicants while retaining and enhancing the naturalness of the remainder of the site for future generations. Overall, the application is considered to promote the purpose of the Act, which is the sustainable management of natural and physical resources.

Conditions

- 73. At the conclusion of the hearing, we suggested that the Applicants' representatives and the Council officers meet to discuss amendments to the conditions following the hearing and which resulted in a draft set of conditions as largely agreed between Council and the Applicants. We are grateful for the effort that was put into this process.
- 74. Pursuant to s.108 of the Act, this consent is subject to the following conditions:

Decision – Land Use

Consent is GRANTED pursuant to Section 104 of the Act, subject to the following conditions imposed pursuant to Section 108 of the Act:

General Conditions

- 1. That the development must be undertaken/carried out in accordance with the plans:
 - Eliska Lewis Architect dwelling and earthworks plans A000 RC1 Revision RC1 dated 20/2/13, A100 RC1 Revision RC1 dated 25/03/13, A101 RC1 Revision RC1 dated 25/03/13, A200 RC1 Revision RC1 dated 5/03/13, A201 RC1 Revision RC1 dated 5/03/13, A202 RC1 Revision RC1 dated 5/03/13, A203 RC1 Revision RC1 dated 5/03/13, A204 RC1 Revision RC1 dated 5/03/13, A205 RC1 Revision RC1 dated 5/03/13, A206 RC1 Revision RC1 dated 5/03/13, A207 RC1 Revision RC1 dated 5/03/13, A300 RC1 Revision RC1 dated 5/03/13, A301 RC1 Revision RC1 dated 5/03/13, C100 RC1 Revision RC1 dated 20/2/13, C101 RC1 Revision RC1 dated 20/2/13, C102 RC1 Revision RC1 dated 20/2/13, and C103 RC1 Revision RC1 dated 20/2/13.
 - Residential Building Platform plans drawn overtop of Eliska Lewis Architect plan A101 RC1 Revision RC1 dated 5/03/13 as attached as Appendix E to the application; and Revised Landscape Plan A101:RC1 dated 27/11/13.

stamped as approved on **20 January 2014** and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in

accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.
4. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

Landscape and Ecology Conditions

5. The consent holder shall immediately after the commencement of this consent register a covenant on the Computer Freehold Register to prohibit any further subdivision or buildings from being established on Lot 4. A copy of this covenant shall be submitted to the Council for their information.
6. No exterior lighting shall result in greater than a 3.0 lux spill (horizontal or vertical) of light onto any other site measured at any point inside the boundary of the other site.
7. All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, outdoor storage areas and clotheslines) for the dwelling shall be contained within an area no further than 25 metres to the north and north-west of the dwelling. No curtilage activities shall be permitted to the east or south of the dwelling.
8. All of the site outside the permitted curtilage area shall be managed as ecological restoration or pastoral land to be maintained by way of grazing. No exotic planting shall be permitted within the curtilage area and on this pastoral land.
9. Fencing shall be limited to traditional post and wire fencing only. Fencing may include pest control measures in accordance with the Ecological Management Plan approved under Condition 10.
10. An Ecological Management Plan for the on-going maintenance of the site shall be submitted to Council for approval within six months of the issue date of this resource consent. The purpose of the Ecological Management Plan shall be to implement ecological restoration, ensure reduction in fire safety hazard, implement wilding pine control and pest management strategies to enhance the natural character and amenity values of the site. All works approved within the Ecological Management Plan shall be implemented within timeframes specified therein, with the intention that work shall commence within one year or less from the completion of the construction of the dwelling approved by this resource consent (except where specified in condition 10a). The Ecological Management Plan shall set out methods and timeframes of work in order to:
 - Remove or kill all wilding exotic trees and broom from the site and prevent any future infestation.
 - Foster the continued growth of native vegetation within the site such that the area of the site currently covered in this vegetation (as shown on Appendix 3 of the Landscape and Visual Effects Assessment Report prepared by Vivian+Espie and dated 29 March 2013) incrementally increases in density, biodiversity and self-sustainability of native species over time. This shall include the on-going management of plant and animal pests.
 - Maintain the area of the site currently covered in exotic grass (as shown on Appendix 3 of the Landscape and Visual Effects Assessment Report prepared by Vivian+Espie and dated 29 March 2013) either in its current state with no further invasion by exotic species, or in a state that incrementally converts it to a native vegetation cover over time.
 - Plant the areas shown as "proposed vegetation" on the Local Site Plan and Landscape/Section Key and Earthworks Plan prepared by Eliska Lewis Architects Ltd and

dated 27/11/2013 so as to create areas of dense, self-sustaining kanuka-dominated native bush. The only exception to this is the areas marked 'A' adjoining the dwelling planted which shall be planted in native species of low flammability. All planting shall be completed within one year or less from the completion of the construction of the dwelling approved by this resource consent.

As a minimum, the submitted Ecological Management Plan shall include details of the following:

- Methods proposed to remove or kill existing wilding exotic trees and broom from the site and to exclude these from the site on a year to year basis.
- Methods to exclude and/or suitably manage pests within the site in order to foster growth of native vegetation within the site.
- A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.
- Details of species and plant densities to be planted in the areas of "proposed vegetation".

- 10a. The consent holder shall remove or kill existing wilding exotic trees and broom from on the site, in accordance with the approved methods contained in the Ecological Management Plan approved under condition 10, prior to the construction of the dwelling to the satisfaction of the Council's Parks & Reserves Officer (Forestry).

To be completed prior to the commencement of any works on-site

11. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (4), to detail the provision of a minimum supply of 2,100 litres per day of potable water to the dwelling from Councils reticulation. This shall include a pressure booster pump and an Acuflo CM2000 as the toby valve. The costs of the connection shall be borne by the consent holder.
12. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 who shall supervise the excavation procedure and retaining wall construction. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability. This engineer may also need to supervise fill compaction for certification in accordance with condition (20) below.
13. Prior to commencing works a 'Condition Survey' is to be conducted on the right of way that services the consent holder's site. This shall be provided to the Principal Resource Management Engineer at Council. The survey shall highlight any existing defects to enable assessment to be made on completion of the works that effects from these earthworks have not caused further deterioration to the carriageway.
14. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur in accordance with the QLDC "A Guide to Earthworks in the Queenstown Lakes District" brochure. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
15. The consent holder shall place a small directional sign to direct traffic to the Martin property at the driveway junction adjoining 703 Aubrey Road.
16. To prevent traffic causing damage to the berm the consent holder shall place a small bollard in front of the batter slope adjoining 703 Aubrey Road and shall ensure that the bollard is maintained for the duration of the construction period.

To be monitored throughout works

17. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
18. No earthworks, temporary or permanent, are to breach the boundaries of the site.
19. No goods, materials, vehicles or machinery shall be permanently stored on the right of way.

On completion of earthworks

20. On completion of earthworks within the building footprint and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall either:
 - (a) Provide certification to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any), this will require inspections by a chartered professional engineer; or
 - (b) The foundations of the dwelling shall be designed by a suitably qualified engineer, taking into consideration any areas of uncertified fill on-site. A producer statement shall be submitted to the Principal Resource Management Engineer at Council for the design of the dwelling foundations.
21. On completion of earthworks, all earthworked/exposed areas shall be top-soiled and grassed/revegetated in accordance with Eliska Lewis Plan A101 RC1 Revision RC1 Dated 25/03/13 or otherwise permanently stabilised.

Prior to occupation of dwelling

22. On completion of the earthworks and prior to the occupation of the dwelling, the consent holder shall submit the following information to the Principal Resource Management Engineer at Council for review and certification:
 - (a) An engineer's PS4 Producer Statement shall be submitted for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads; or
 - (b) The consent holder shall provide a copy of a Code of Compliance Certificate obtained under a Building Consent for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.
23. Prior to the occupation of the dwelling, the consent holder shall complete the following:
 - (a) Installation of the potable water supply certified in Condition (11) above.
 - (b) The submission of 'as-built' plans and information required to detail the water supply in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all water, wastewater and stormwater reticulation (including private laterals and toby positions).
 - (c) Construction of an access way with provision for drainage in accordance with Councils standards and the drawing "Site Plan, A201, Revision F" submitted with the application.
 - (d) Removal of the rock fall hazard by either; cable lashing of the rocky outcrop as recommend by Geoconsulting Ltd in their report titled "Rock Fall Assessment: Little Mt Iron, Wanaka", dated 25 June 2013, or by other means as certified. Certification that

the rock fall hazard has been mitigated shall be submitted to the Principal Resource Management Engineer at Council in the form of a producer statement from an appropriately experienced and qualified geoprofessional.

- (e) Installation of an onsite waste effluent disposal system in accordance with the recommendations contained within the report prepared by Batchelar McDougal Consulting Ltd "Engineering report on wastewater treatment & disposal and stormwater disposal for the proposed Martin residence", reference 0907-790, submitted with the resource consent application. This shall include the installation of standard water reduction plumbing fixtures within the dwelling. The contractor and certifying engineer shall provide Completion Certificates to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificates shall be in the format of a Producer Statement, or the NZS4404 Schedule 1B and 1C Certificate. The Completion Certificates shall cover the installation of standard water saving fixtures as recommended in the design report and full details of these installed fixtures shall be provided for review and certification.
- (f) [Deleted.]
- (g) The submission of Completion Certificates from both the Contractor and a professional Engineer for all infrastructure works completed in relation to or in association with this development (for clarification this shall include all Roads, Water, Wastewater and Stormwater infrastructure). The certificates shall be in the format of a Producer Statement, or the NZS4404 Schedule 1B and 1C Certificate.
- (h) Any power supply and telecommunications to the dwelling shall be underground from existing reticulation and in accordance with any requirements/standards of the network providers.
- (i) Remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- (j) Prior to the occupation of the dwelling fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source – see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire. The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above. The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service is obtained for the proposed method.

- (k) The consent holder shall engage a suitably qualified and experienced engineer with expertise in indoor and outdoor sprinkler systems to establish the requirements for an internal automatic sprinkler system within the dwelling, including exterior sprinkler heads above all windows, and to establish the water supplies required for the system to work effectively.
- (l) The external sprinkler heads above all windows shall have a manual control so that they can be operated independently of the internal sprinkler system in the event of a vegetation fire.
- (m) All stormwater collected is to be stored in an underground tank positioned near the dwelling and fitted with a dual powered pump with a connected hose, so that it can be utilised if required for fire fighting purposes.

New Building Platform to be registered prior to occupation of dwelling

24. On completion of works detailed in Condition 23 and prior to the occupation of the dwelling, the consent holder shall provide a "Land Transfer Covenant Plan" showing the location of the approved building platform (as per the Eliska Lewis Architects Ltd plan Project 08:03, Sheet No. A101, Revision No. RC1, Plot Date 05/03/13). The consent holder shall register this "Land Transfer Covenant Plan" on Computer Freehold Register for Lot 6 DP 302002 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

On-going Conditions/Covenants

25. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991:

- (a) All buildings shall be contained within the Building Platform as shown as Covenant Area X on Land Transfer Plan **XXXXXX**

Review

26. Within 10 working days of each anniversary of the approval date of this resource consent or upon receipt of information identifying non-compliance with the conditions of this consent, the Council may, in accordance with Sections 128 and 129 of the RM Act 1991, serve notice on the consent holder of its intention to review consent conditions of this resource consent for any of the following purposes:

- (a) There is or is likely to be an adverse environmental effect as a result of the exercise of this consent, which was unforeseen when the consent was granted.
- (b) Monitoring of the exercise of the consent has revealed that there or is likely to be an adverse effect on the environment.
- (c) There has been a change in circumstances such that the conditions of consent are no longer appropriate in terms of the purpose of the above Act.

Lapsing of Consent

27. This consent shall expire in 10 years from the date of this decision.

Decision – Variation to RM130092

- (1) That the application by K and P Martin to cancel conditions 7(b) and (9) of RM130092 be granted pursuant to section 127 of the Resource Management Act 1991.

Dated at Queenstown on the 30th day of January 2014

A handwritten signature in black ink, appearing to read 'Jane Taylor', with a large loop on the left and a horizontal line extending to the right.

Jane Taylor

INDEPENDENT HEARINGS COMMISSIONER

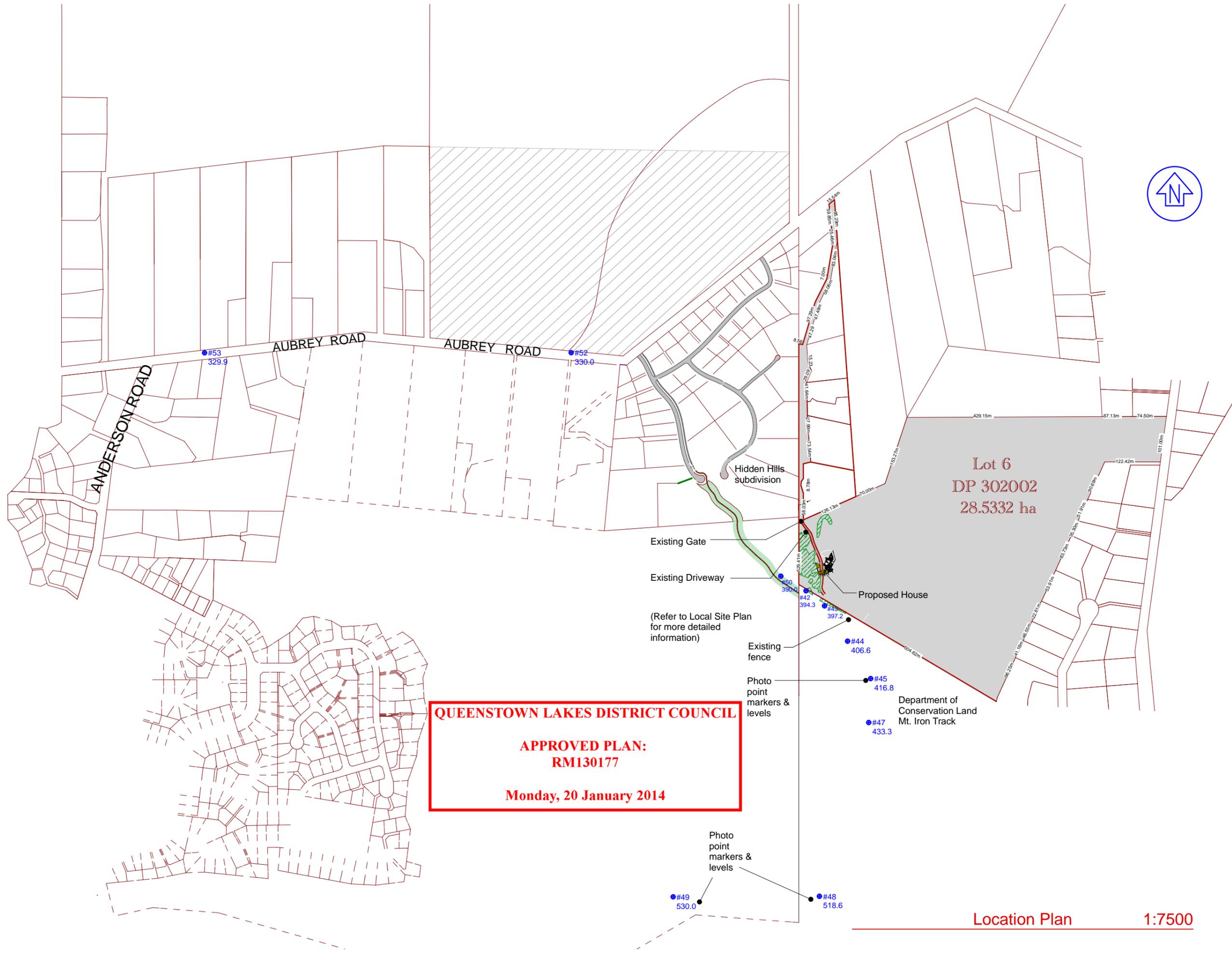
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Drawing Set:

Resource Consent



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM130177**

Monday, 20 January 2014

REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka

CLIENT:
Peter and Kate Martin

SHEET TITLE
Location Plan

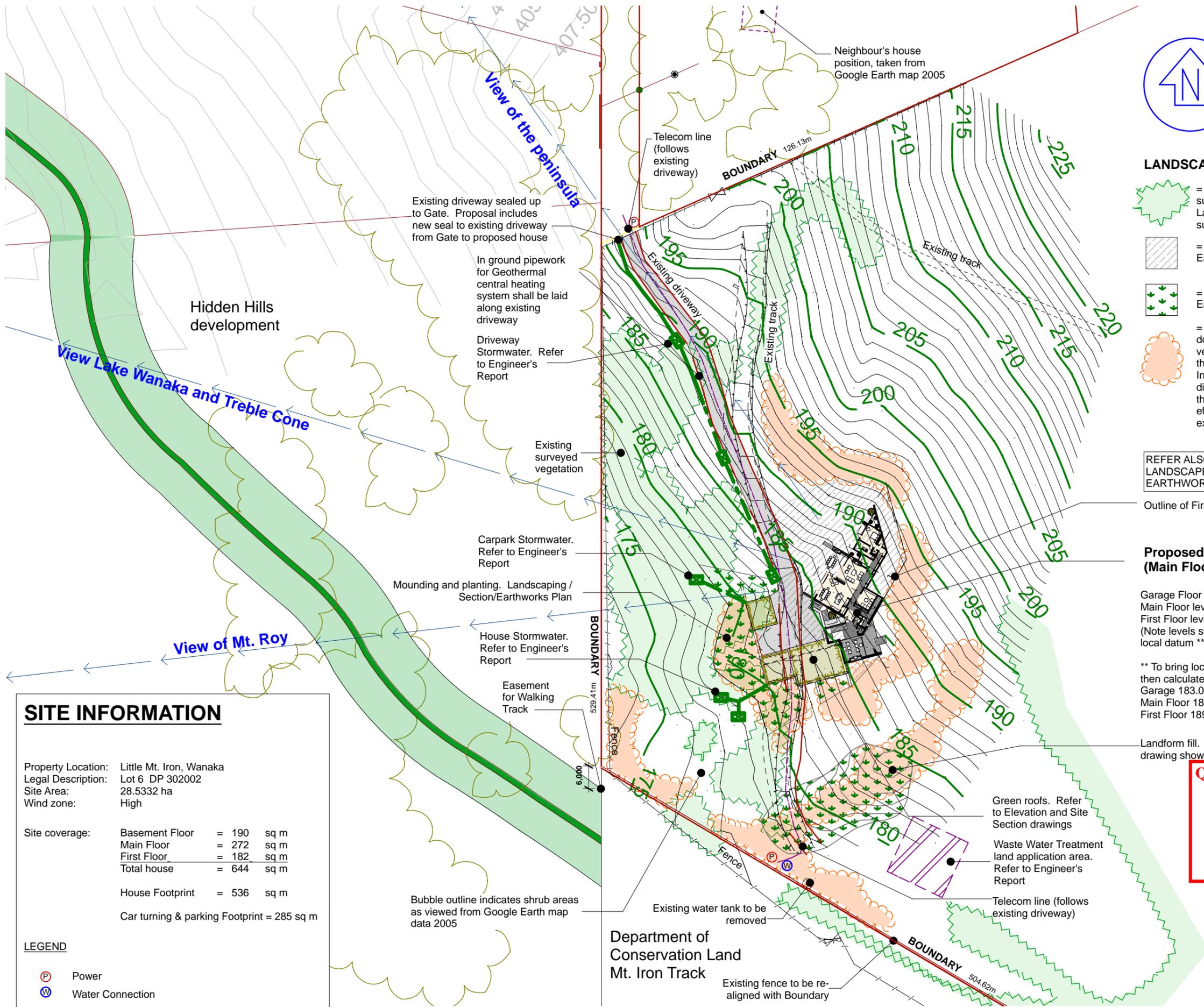
FULL SCALE @ A3

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Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	20/02/13
PROJECT	08:03
SHEET No.	REV.No
A000	RC1

Location Plan 1:7500



LANDSCAPE KEY

- = Existing vegetation surveyed 2012. Refer to Landscape Plan showing surveyed heights of trees
- = Proposed cut area. See Earthworks Plan
- = Proposed fill area. See Earthworks Plan
- = Areas of proposed dense kanuka-dominated vegetation. Details of vegetation composition are given in the Ecological Management Plan. In addition to this planting, all disturbed ground associated with the dwelling and driveway is to be effectively reinstated in native and exotic grass cover.

REFER ALSO TO
LANDSCAPE/ SECTION KEY /
EARTHWORKS PLAN

Outline of First Floor above

**Proposed House
(Main Floor Level shown)**

Garage Floor level at contour 183.000
Main Floor level at contour 186.200
First Floor level at contour 189.600
(Note levels shown relative to surveyed local datum **)

** To bring local datum levels to MSL then calculate +218.47 so:
Garage 183.000 becomes 401.47
Main Floor 186.200 becomes 404.67
First Floor 189.600 becomes 408.07

Landform fill. Refer to Site Section drawing showing levels.

Green roofs. Refer to Elevation and Site Section drawings

Waste Water Treatment land application area. Refer to Engineer's Report

Telecom line (follows existing driveway)

Neighbour's house position, taken from Google Earth map 2005

Telecom line (follows existing driveway)

Existing driveway sealed up to Gate. Proposal includes new seal to existing driveway from Gate to proposed house

In ground pipework for Geothermal central heating system shall be laid along existing driveway

Driveway Stormwater. Refer to Engineer's Report

Existing surveyed vegetation

Carpark Stormwater. Refer to Engineer's Report

Mounding and planting. Landscaping / Section/Earthworks Plan

House Stormwater. Refer to Engineer's Report

Easement for Walking Track

Bubble outline indicates shrub areas as viewed from Google Earth map data 2005

Existing water tank to be removed

Existing fence to be realigned with Boundary

SITE INFORMATION

Property Location: Little Mt. Iron, Wanaka
Legal Description: Lot 6 DP 302002
Site Area: 28.5332 ha
Wind zone: High

Site coverage:

Basement Floor	=	190	sq m
Main Floor	=	272	sq m
First Floor	=	182	sq m
Total house	=	644	sq m

House Footprint = 536 sq m
Car turning & parking Footprint = 285 sq m

LEGEND

- Power
- Water Connection
- Telecommunications & Water line

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK

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Drawing Set:
Resource Consent

REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka
CLIENT: Peter and Kate Martin

SHEET TITLE

Local Site Plan

FULL SCALE @ A3

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QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM130177**

Monday, 20 January 2014

Architect Eliska Lewis

MILESTONE ISSUES
Concept Plans:
Resource Consent: 20 FEB 2013
Quantity Survey
Building Consent:

PLOT DATE 25/03/13

PROJECT 08:03

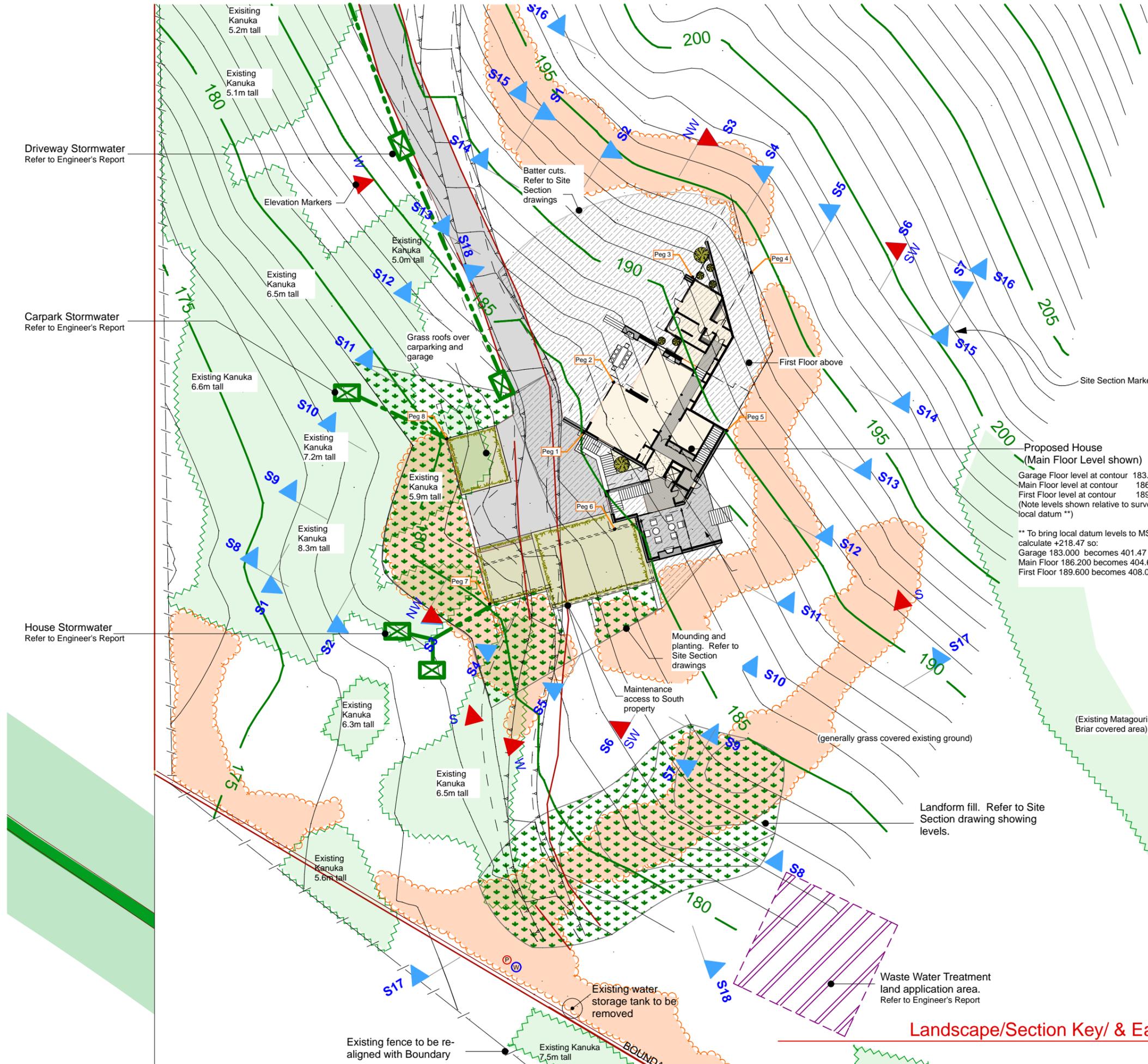
SHEET No. REV.No

A100 RC1

Local Site Plan 1:1000

(Scale 1:1000 @ A3 or 1:500 @ A1)

Department of Conservation Land Mt. Iron Track



LANDSCAPE KEY

- = Existing vegetation surveyed 2012
- = Proposed cut area. See calculations below
- = Proposed fill area. See calculations below
- = Areas of proposed dense kanuka-dominated vegetation. Details of vegetation composition are given in the Ecological Management Plan. In addition to this planting, all disturbed ground associated with the dwelling and driveway is to be effectively reinstated in native and exotic grass cover.

EARTHWORKS - Determinations of Cut and Fill volumes and Exposed Surface Area

Cut
Including House and Garage platforms, car turning area, South Courtyard, and level area to North of house as shown in Site Section drawings

Total = 2,757 m³ **

Fill
Including mounding at retaining walls to West and South as shown in Site Section drawings

Subtotal = 507 m³
+ Landform Fill = 729 m³
Total = 1,236 m³ **

Exposed Surface Area
Including House and Garage platforms, car turning area, South Courtyard, and level area to North of house as shown in Site Section drawings

House and surround fill = 2,090 sq m
+ Landform Fill = 674 sq m
Total = 2,764 sq m

** Data retrieved from Architect computer generated site and house 3D model based on surveyed contour information

Refer also to Resource Consent documentation

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Drawing Set:
Resource Consent

REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT
Little Mt. Iron House

Little Mt. Iron, Wanaka
CLIENT:
Peter and Kate Martin

SHEET TITLE
Landscape/Section Key & Earthworks

FULL SCALE @ A3

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QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130177
Monday, 20 January 2014

Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	25/03/13
PROJECT	08:03
SHEET No.	REV.No
A101	RC1

Driveway Stormwater
Refer to Engineer's Report

Carpark Stormwater
Refer to Engineer's Report

House Stormwater
Refer to Engineer's Report

Existing fence to be realigned with Boundary

Existing water storage tank to be removed

Waste Water Treatment land application area.
Refer to Engineer's Report

(Existing Matagouri / Briar covered area)

(generally grass covered existing ground)

Mounding and planting. Refer to Site Section drawings

Maintenance access to South property

Grass roofs over carparking and garage

First Floor above

Proposed House (Main Floor Level shown)
Garage Floor level at contour 183.000
Main Floor level at contour 186.200
First Floor level at contour 189.600
(Note levels shown relative to surveyed local datum **)

** To bring local datum levels to MSL then calculate +218.47 so:
Garage 183.000 becomes 401.47
Main Floor 186.200 becomes 404.67
First Floor 189.600 becomes 408.07

Existing Kanuka 5.2m tall

Existing Kanuka 5.1m tall

Existing Kanuka 6.5m tall

Existing Kanuka 6.6m tall

Existing Kanuka 7.2m tall

Existing Kanuka 5.9m tall

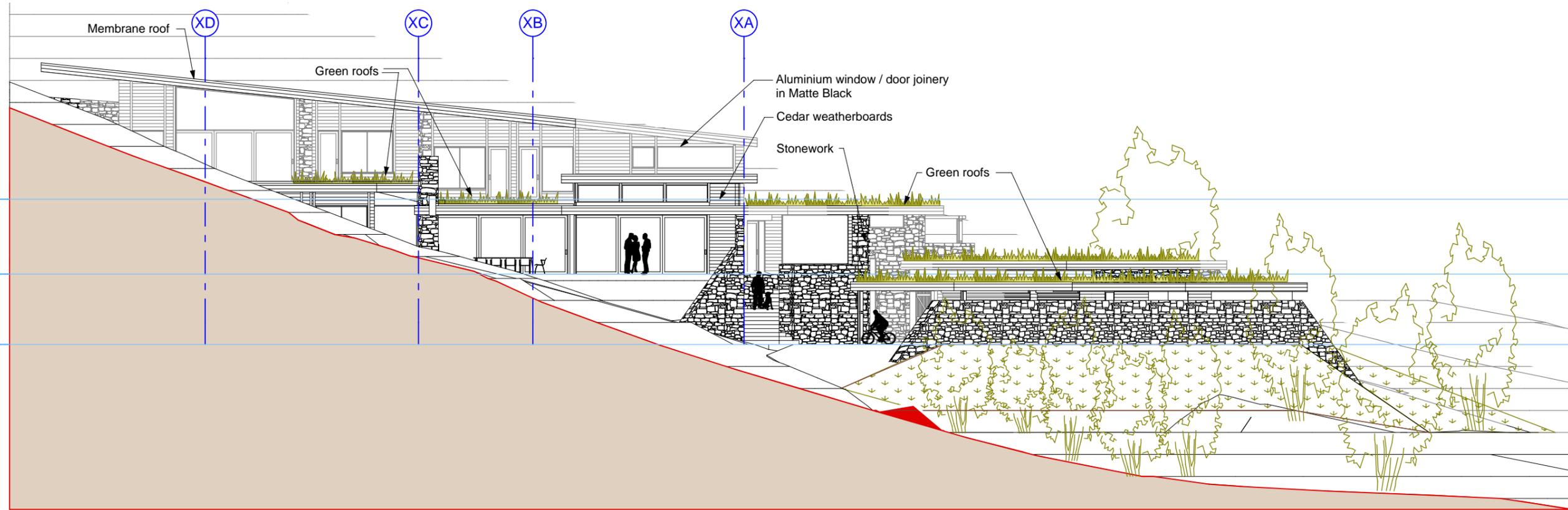
Existing Kanuka 8.3m tall

Existing Kanuka 6.3m tall

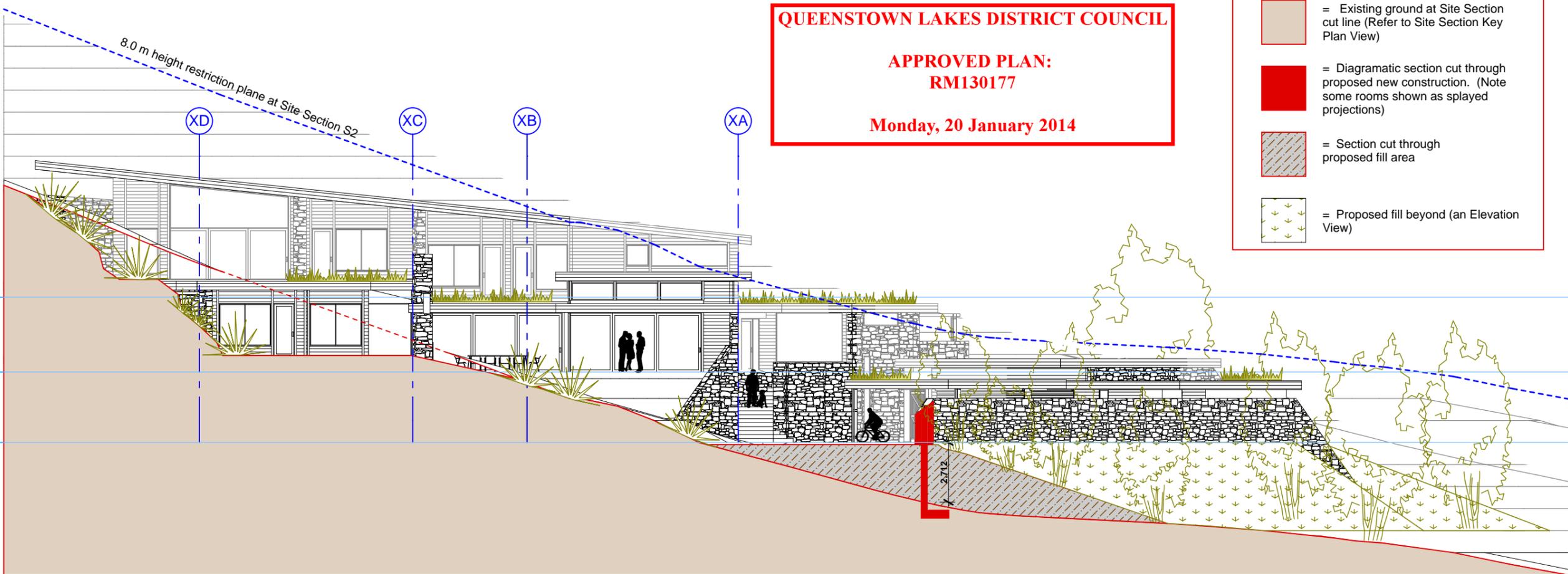
Existing Kanuka 6.5m tall

Existing Kanuka 5.6m tall

Existing Kanuka 7.5m tall



Site Section S1 1:200



Site Section S2 1:200

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130177
Monday, 20 January 2014

Fill Key

- = Existing ground at Site Section cut line (Refer to Site Section Key Plan View)
- = Diagrammatic section cut through proposed new construction. (Note some rooms shown as splayed projections)
- = Section cut through proposed fill area
- = Proposed fill beyond (an Elevation View)

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Drawing Set:

Resource Consent

+189,600
3 First Floor Level

+186,200
2 Main Level

+183,000
1 Garage Level

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka

CLIENT:
Peter and Kate Martin

SHEET TITLE

Site Sections 1 & 2

FULL SCALE @ A3

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+189,600
3 First Floor Level

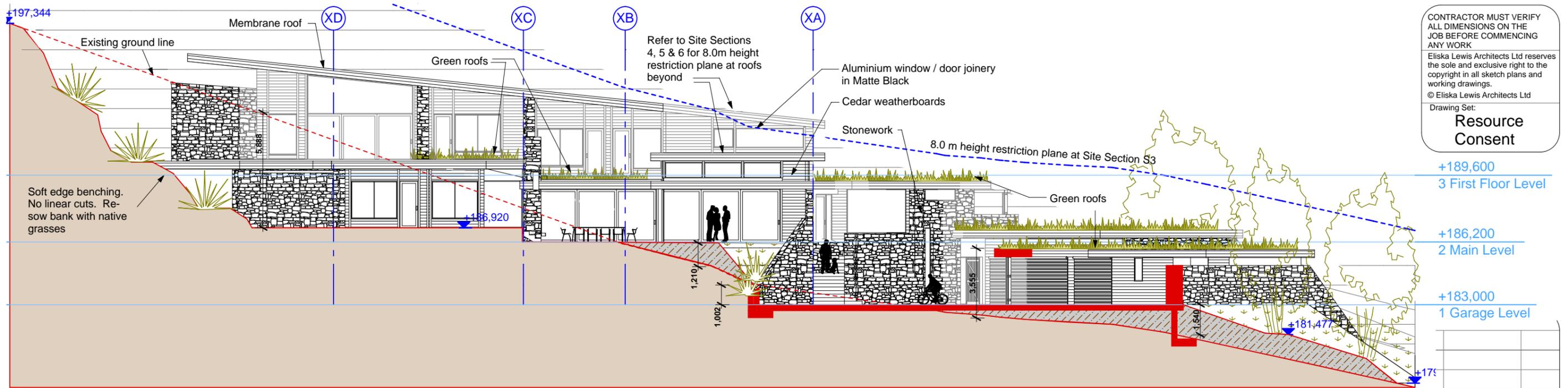
+186,200
2 Main Level

+183,000
1 Garage Level

MILESTONE ISSUES

Concept Plans:
 Resource Consent: 20 FEB 2013
 Quantity Survey
 Building Consent:

PLOT DATE	5/03/13
PROJECT	08:03
SHEET No.	REV.No
A200	RC1



Site Section S3 1:200

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 Drawing Set:
Resource Consent

+189,600	3 First Floor Level
+186,200	2 Main Level
+183,000	1 Garage Level
+175	

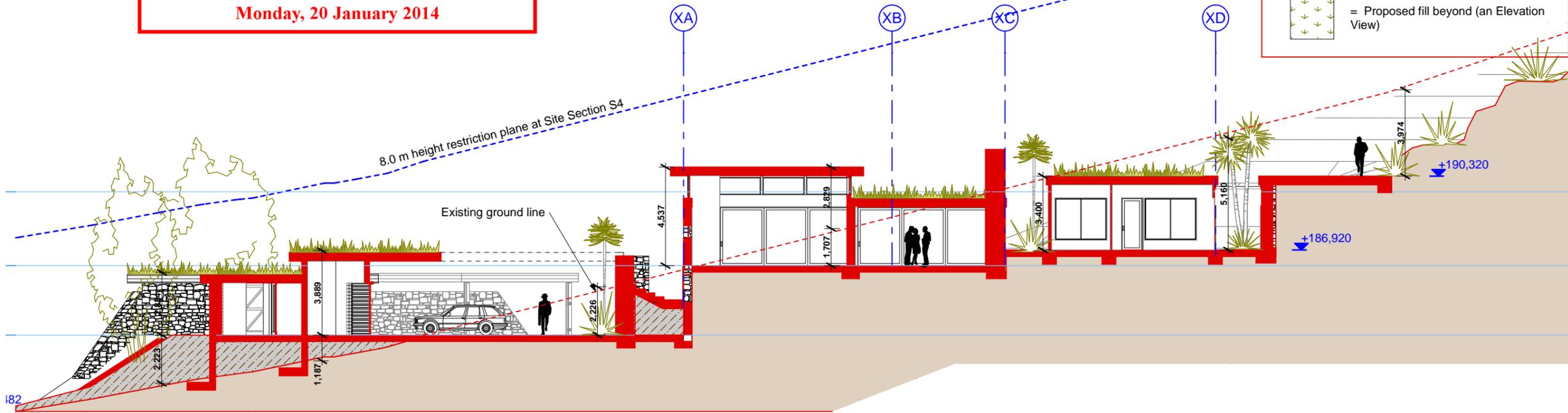
QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130177
Monday, 20 January 2014

Fill Key

- = Existing ground at Site Section cut line (Refer to Site Section Key Plan View)
- = Diagrammatic section cut through proposed new construction. (Note some rooms shown as splayed projections)
- = Section cut through proposed fill area
- = Proposed fill beyond (an Elevation View)

RC1	Resource Consent	20/2/13
No.	Description	Date

PROJECT
Little Mt. Iron House
 Little Mt. Iron, Wanaka
 CLIENT:
 Peter and Kate Martin
 SHEET TITLE
Site Sections 3 & 4
 FULL SCALE @ A3
ELISKA LEWIS ARCHITECTS LTD.
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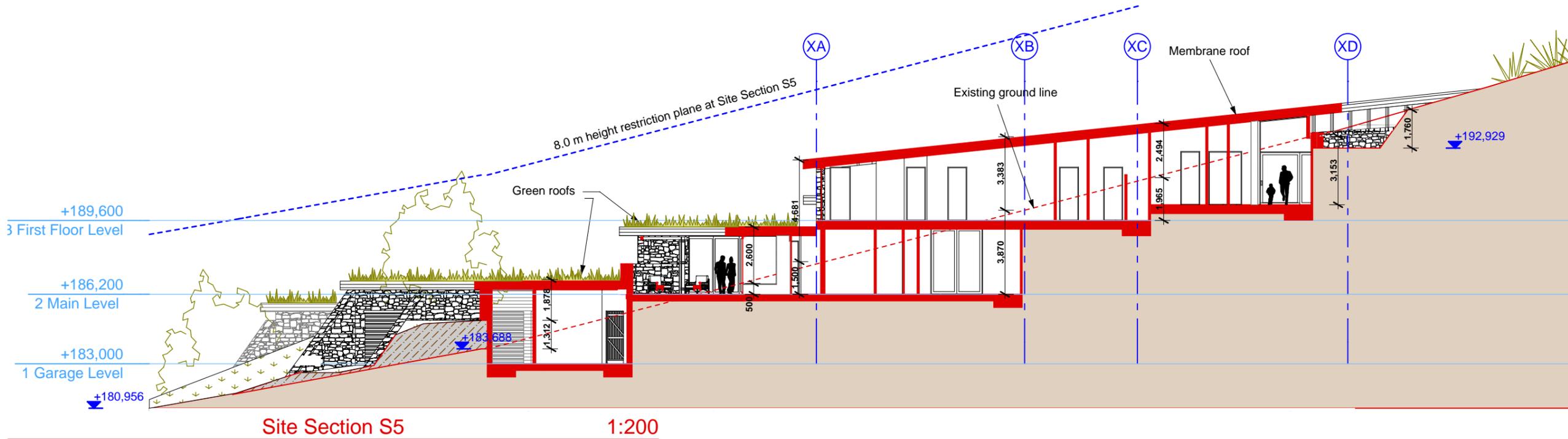


Site Section S4 1:200

MILESTONE ISSUES

Concept Plans:
 Resource Consent: 20 FEB 2013
 Quantity Survey
 Building Consent:

PLOT DATE	5/03/13
PROJECT	08:03
SHEET No.	REV.No
A201	RC1



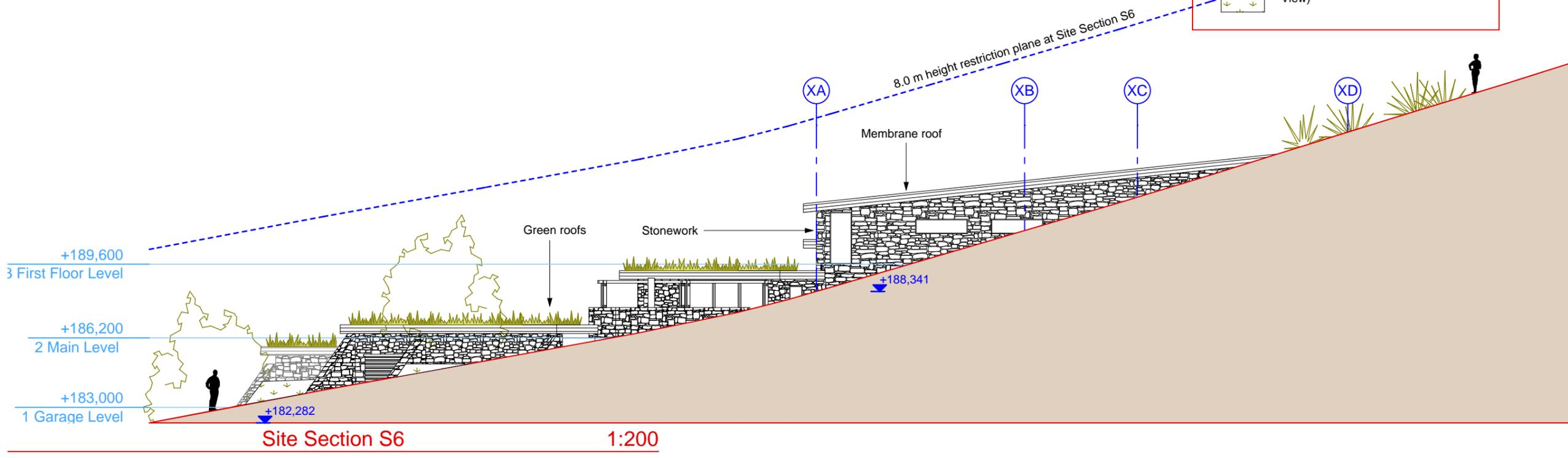
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130177

Monday, 20 January 2014

Fill Key

- = Existing ground at Site Section cut line (Refer to Site Section Key Plan View)
- = Diagrammatic section cut through proposed new construction. (Note some rooms shown as splayed projections)
- = Section cut through proposed fill area
- = Proposed fill beyond (an Elevation View)



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Resource Consent

REVISIONS

No.	Description	Date

RC1 Resource Consent 20/2/13

PROJECT
Little Mt. Iron House
 Little Mt. Iron, Wanaka
 CLIENT:
 Peter and Kate Martin

SHEET TITLE
 Site Sections 5 & 6

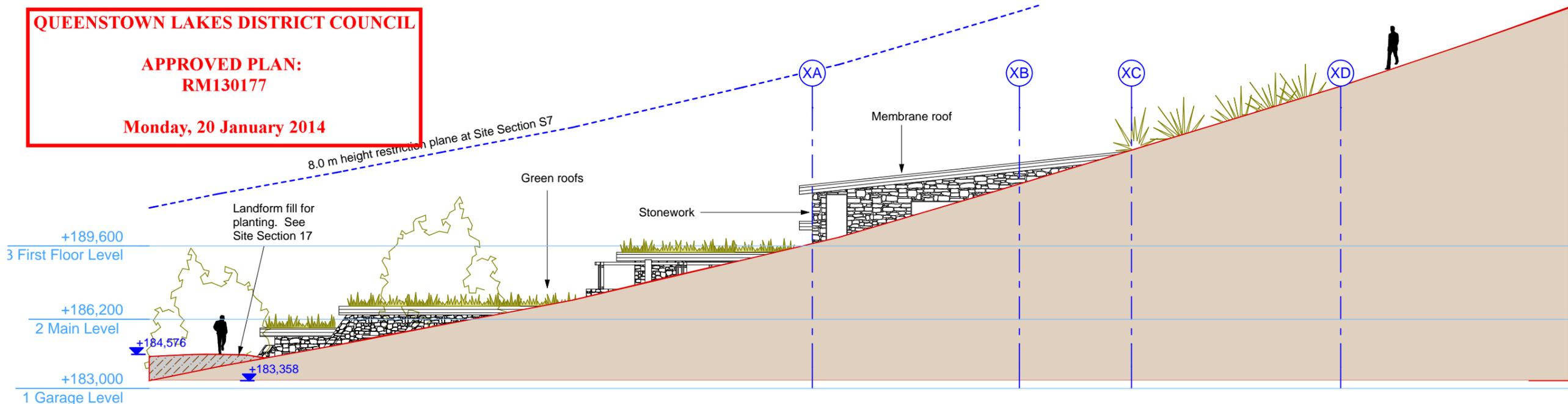
FULL SCALE @ A3
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 E eliska@lewisarchitects.co.nz

Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	5/03/13
PROJECT	08:03
SHEET No.	REV.No
A202	RC1

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Resource Consent



Site Section S7 1:200

Fill Key

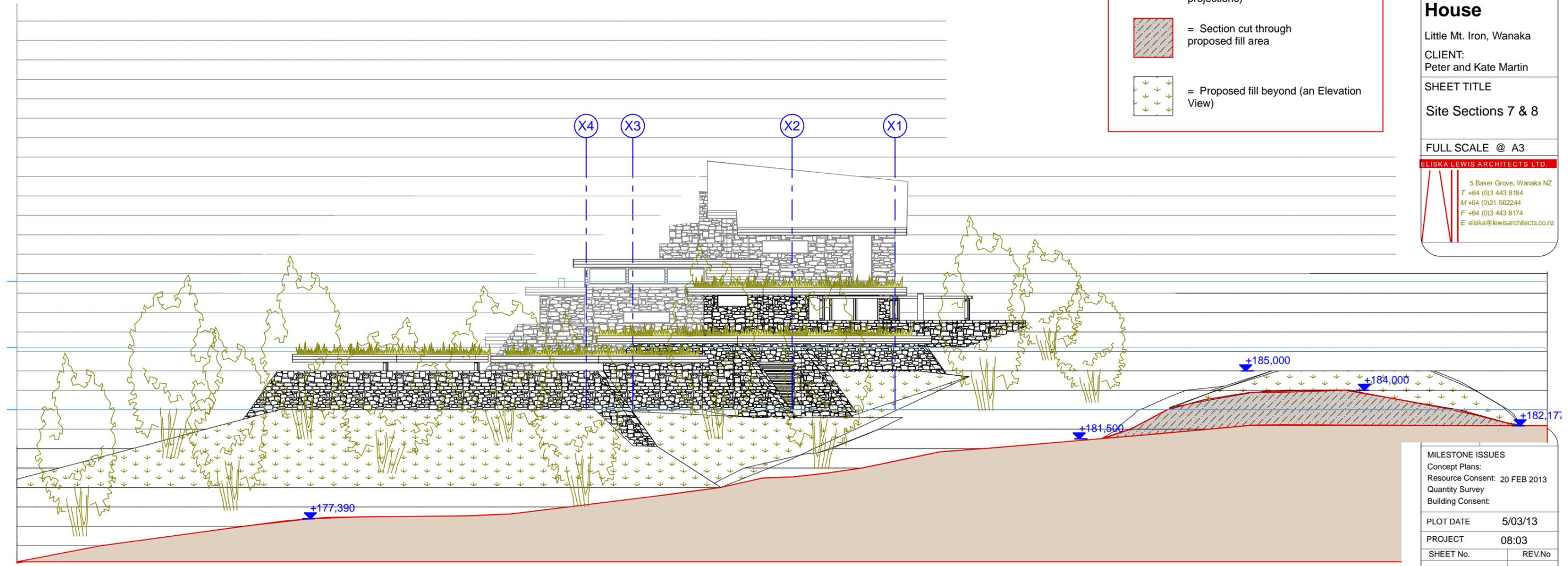
-  = Existing ground at Site Section cut line (Refer to Site Section Key Plan View)
-  = Diagrammatic section cut through proposed new construction. (Note some rooms shown as splayed projections)
-  = Section cut through proposed fill area
-  = Proposed fill beyond (an Elevation View)

REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT
Little Mt. Iron House
Little Mt. Iron, Wanaka
CLIENT:
Peter and Kate Martin
SHEET TITLE
Site Sections 7 & 8

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Site Section S8 1:200

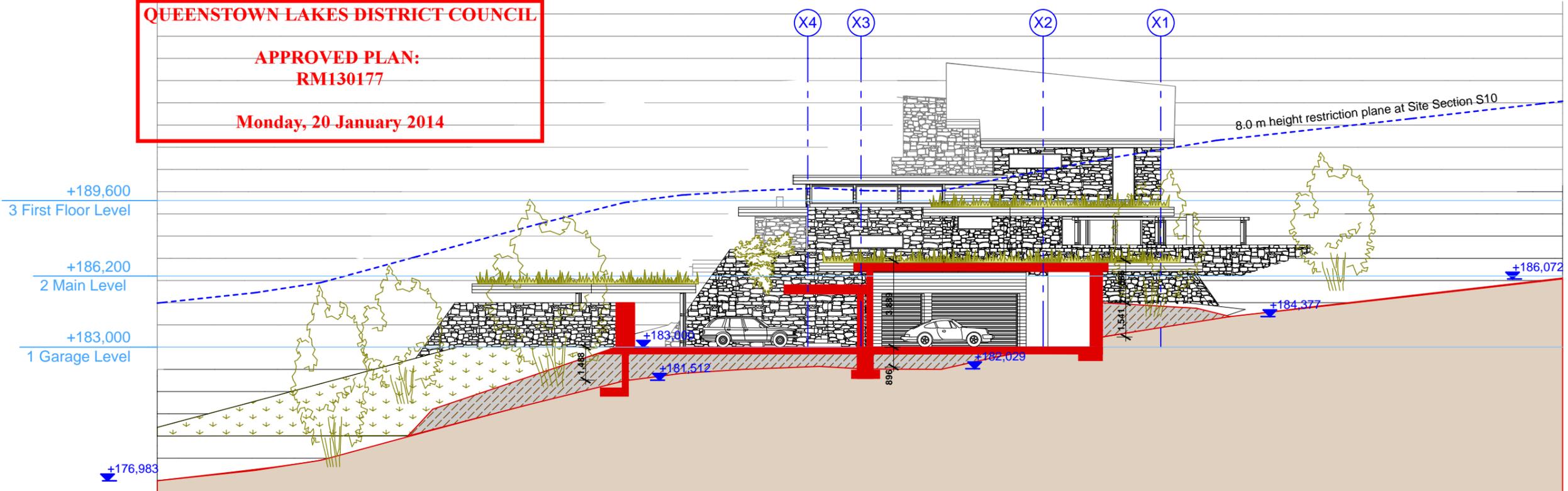
MILESTONE ISSUES

Concept Plans:
Resource Consent: 20 FEB 2013
Quantity Survey
Building Consent:

PLOT DATE	5/03/13
PROJECT	08:03
SHEET No.	REV.No
A203	RC1

**APPROVED PLAN:
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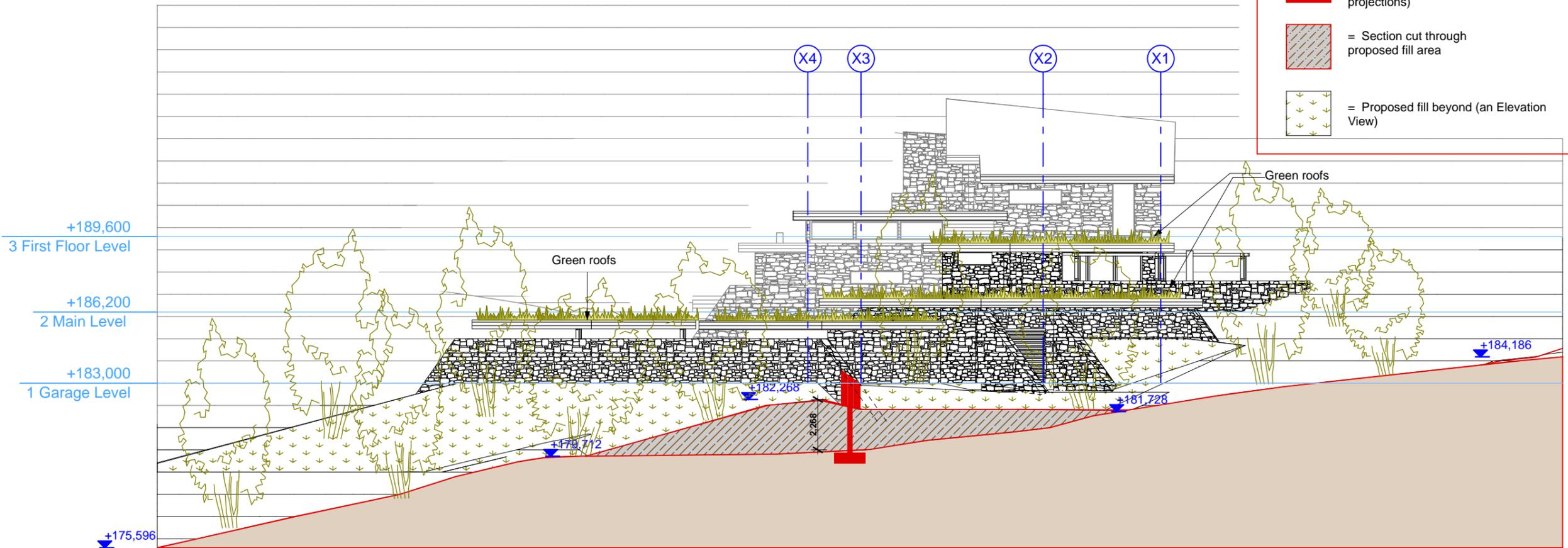
Monday, 20 January 2014



Site Section S10 1:200

Fill Key

-  = Existing ground at Site Section cut line (Refer to Site Section Key Plan View)
-  = Diagrammatic section cut through proposed new construction. (Note some rooms shown as splayed projections)
-  = Section cut through proposed fill area
-  = Proposed fill beyond (an Elevation View)



Site Section S9 1:200

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No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka
CLIENT:
Peter and Kate Martin

SHEET TITLE

Site Sections 9 & 10

FULL SCALE @ A3

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Architect Eliska Lewis

MILESTONE ISSUES
Concept Plans:
Resource Consent: 20 FEB 2013
Quantity Survey
Building Consent:

PLOT DATE 5/03/13

PROJECT 08:03

SHEET No. REV.No

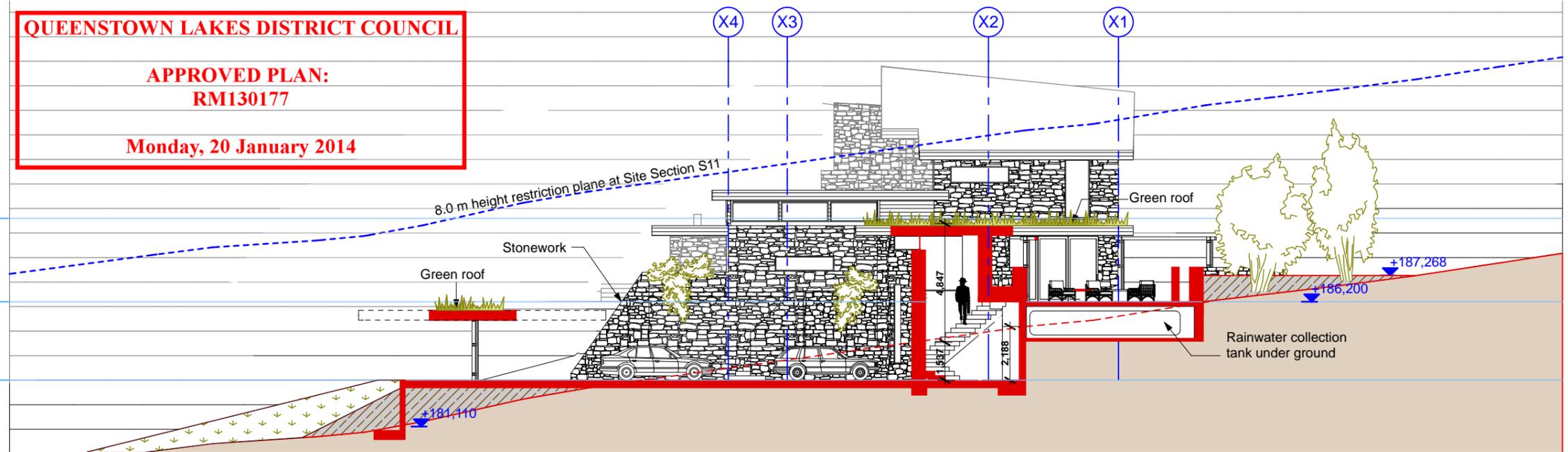
A204 RC1

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RM130177**

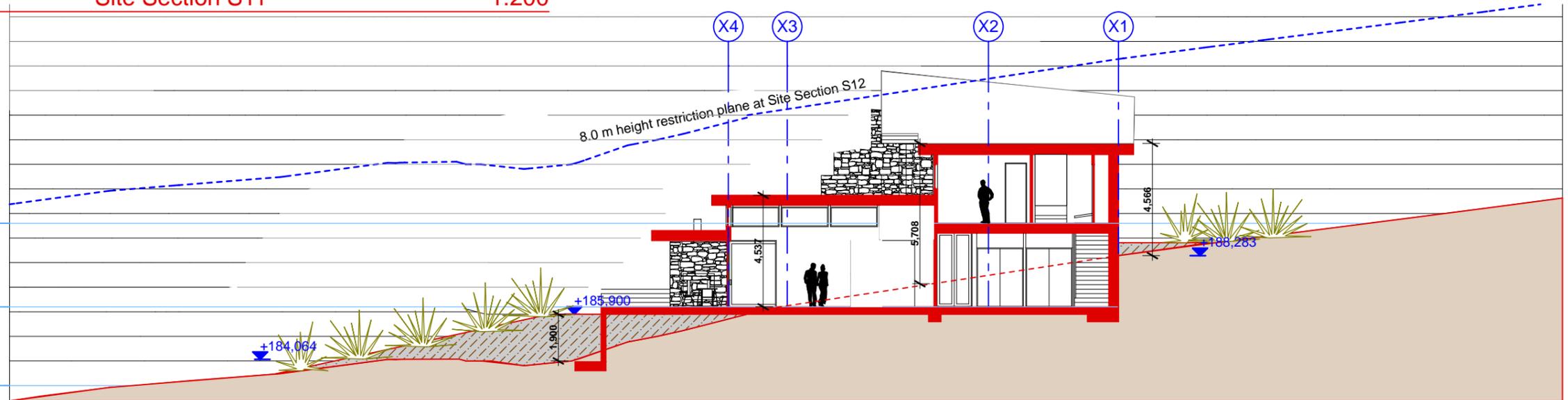
Monday, 20 January 2014

+189,600
3 First Floor Level
+186,200
2 Main Level
+183,000
1 Garage Level



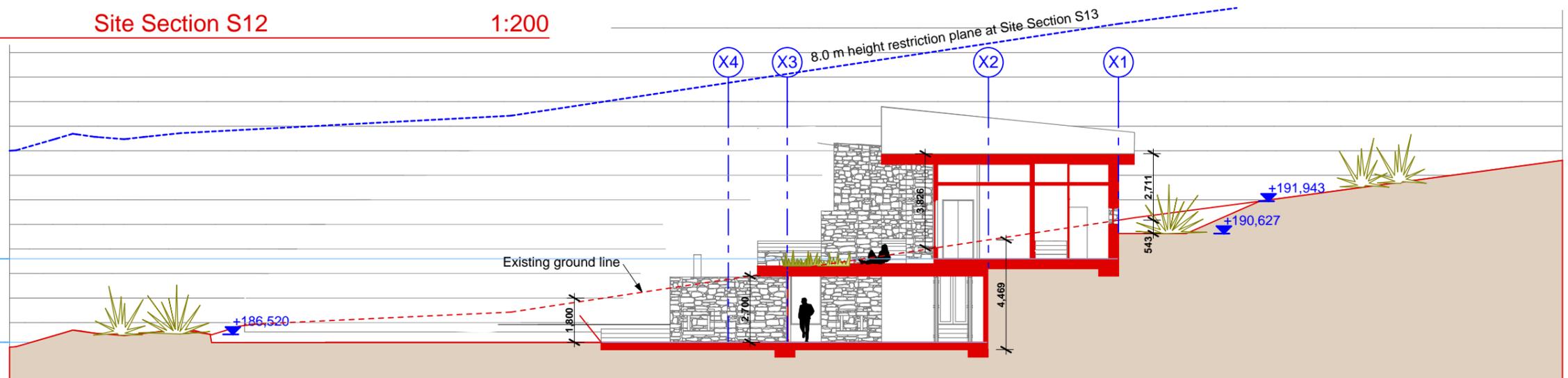
Site Section S11 1:200

+189,600
3 First Floor Level
+186,200
2 Main Level
+183,000
1 Garage Level



Site Section S12 1:200

+189,600
3 First Floor Level
+186,200
2 Main Level
+183,000
1 Garage Level



Site Section S13 1:200

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REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka
CLIENT:
Peter and Kate Martin

SHEET TITLE
Site Sections 11, 12 & 13

FULL SCALE @ A3

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Architect **Eliska Lewis**

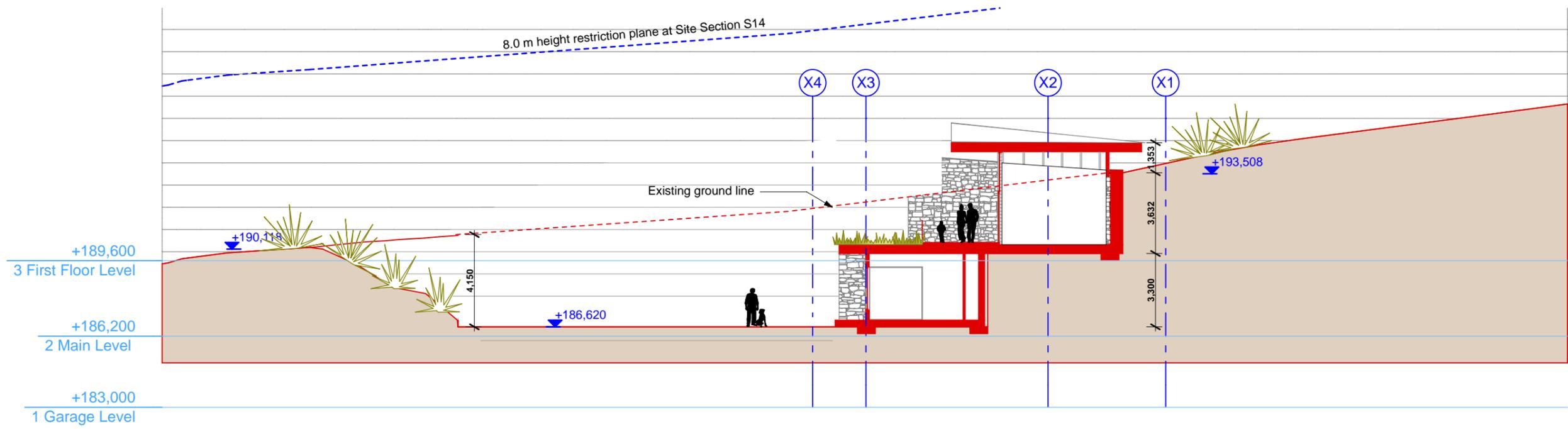
MILESTONE ISSUES
Concept Plans:
Resource Consent: 20 FEB 2013
Quantity Survey
Building Consent:

PLOT DATE 5/03/13

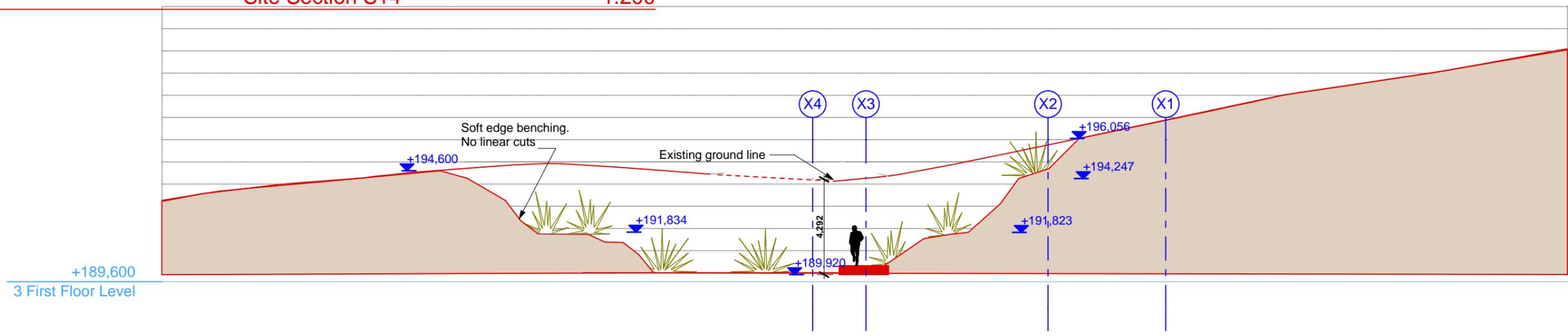
PROJECT 08:03

SHEET No. REV.No

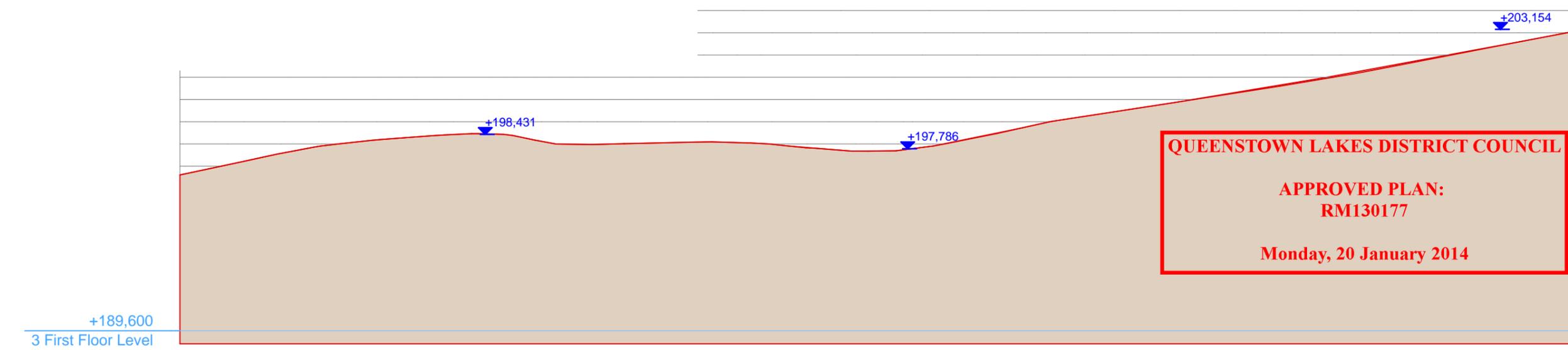
A205 RC1



Site Section S14 1:200



Site Section S15 1:200



Site Section S16 1:200

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130177
Monday, 20 January 2014

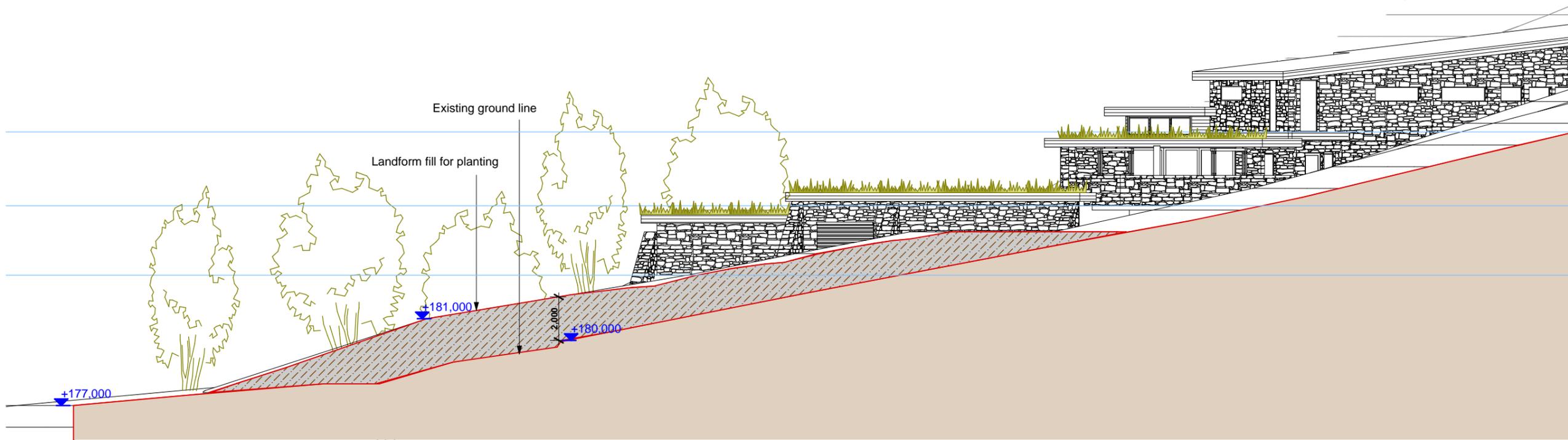
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Drawing Set:
Resource Consent

REVISIONS		
No.	Description	Date

RC1 Resource Consent 20/2/13
PROJECT
Little Mt. Iron House
Little Mt. Iron, Wanaka
CLIENT:
Peter and Kate Martin
SHEET TITLE
Site Sections 14, 15 & 16

FULL SCALE @ A3
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E eliska@lewisarchitects.co.nz

Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	5/03/13
PROJECT	08:03
SHEET No.	REV.No
A206	RC1



Site Section S17

1:200

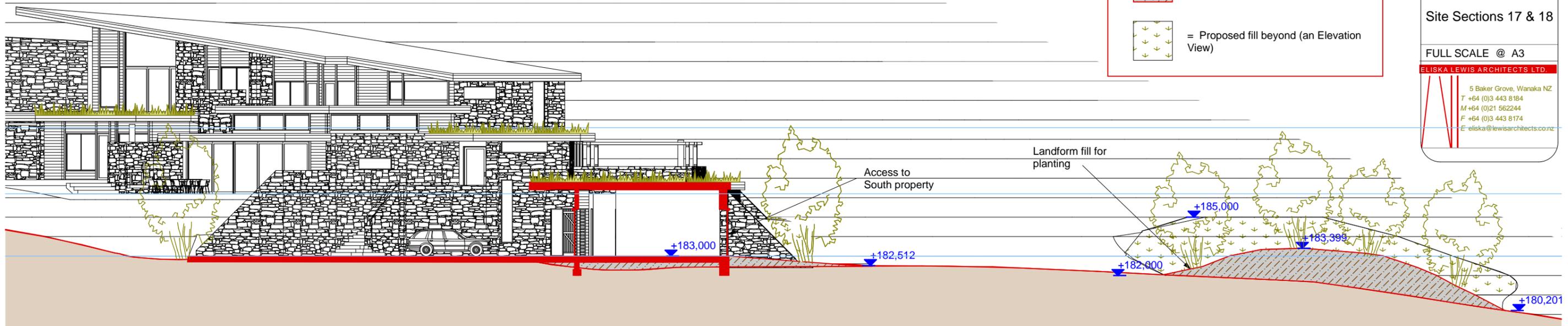
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130177

Monday, 20 January 2014

Fill Key

- = Existing ground at Site Section cut line (Refer to Site Section Key Plan View)
- = Diagrammatic section cut through proposed new construction. (Note some rooms shown as splayed projections)
- = Section cut through proposed fill area
- = Proposed fill beyond (an Elevation View)



Site Section S18

1:200

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Drawing Set:

Resource Consent

REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka

CLIENT:
Peter and Kate Martin

SHEET TITLE

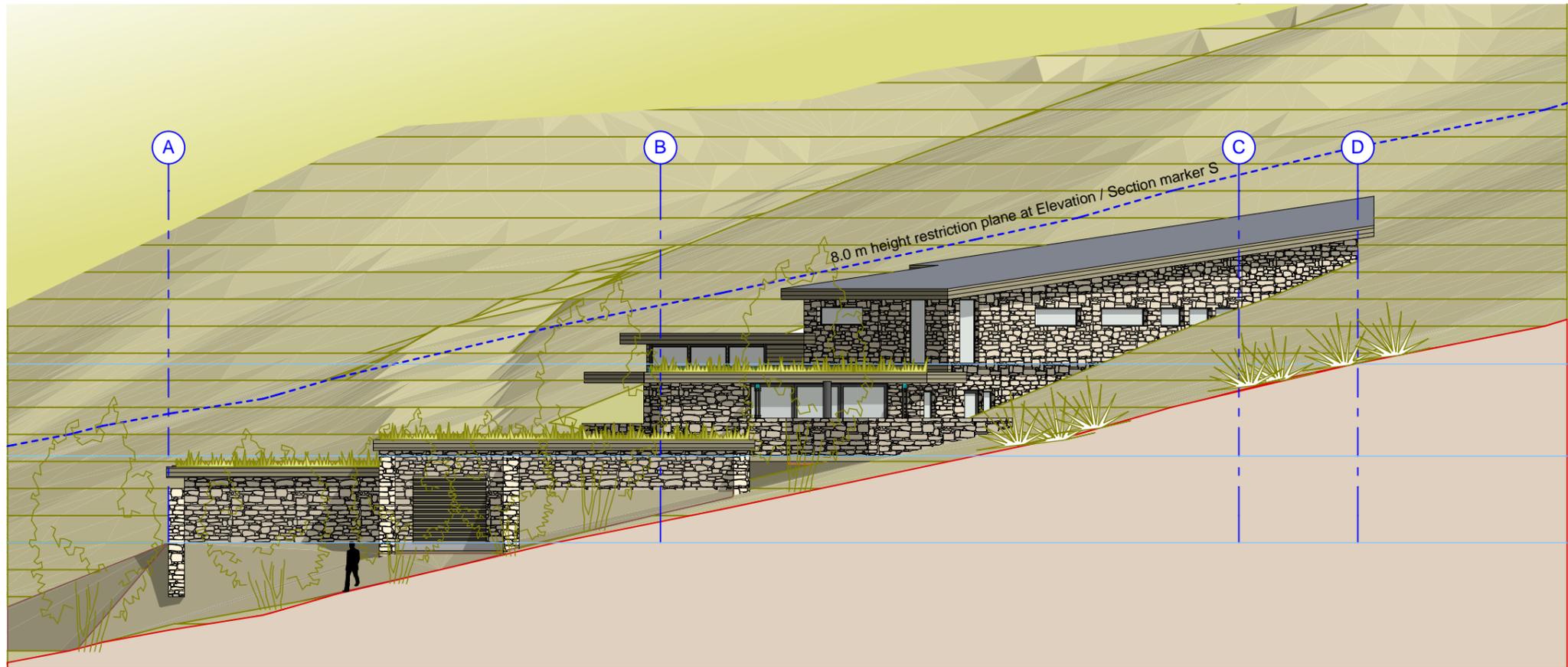
Site Sections 17 & 18

FULL SCALE @ A3

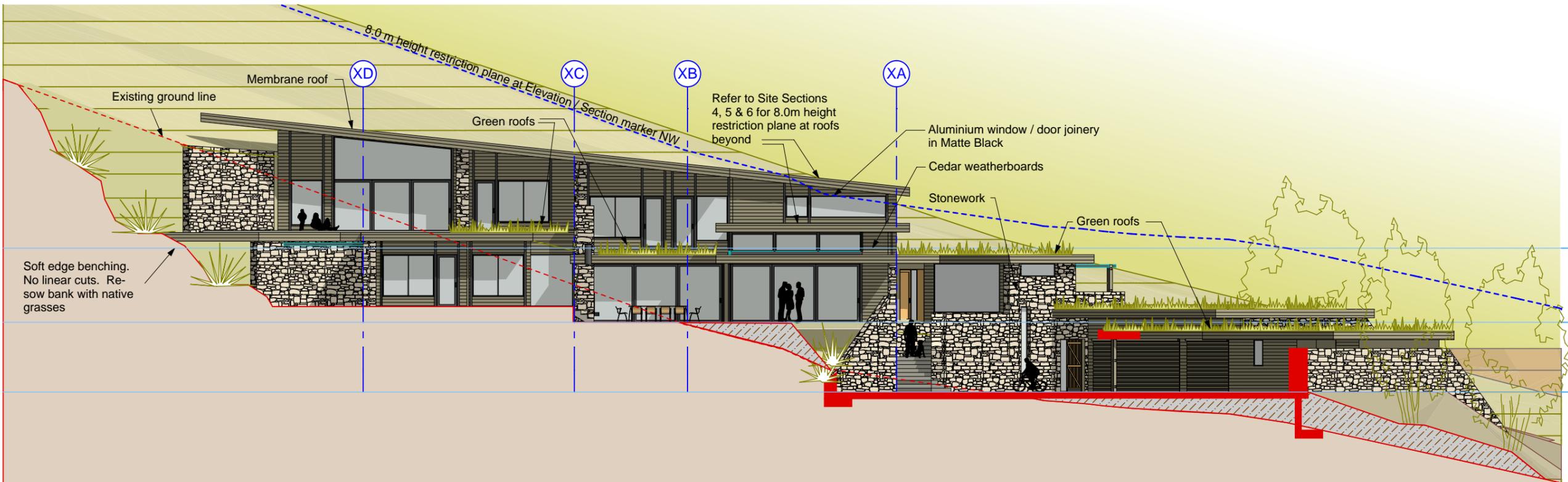
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Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	5/03/13
PROJECT	08:03
SHEET No.	REV.No
A207	RC1



S South Elevation 1:200



NW North West Elevation 1:200

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Drawing Set:
Resource Consent

REVISIONS		
No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT
Little Mt. Iron House

Little Mt. Iron, Wanaka

CLIENT:
Peter and Kate Martin

SHEET TITLE
Elevations

FULL SCALE @ A3

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+189,600
3 First Floor Level

+186,200
2 Main Level

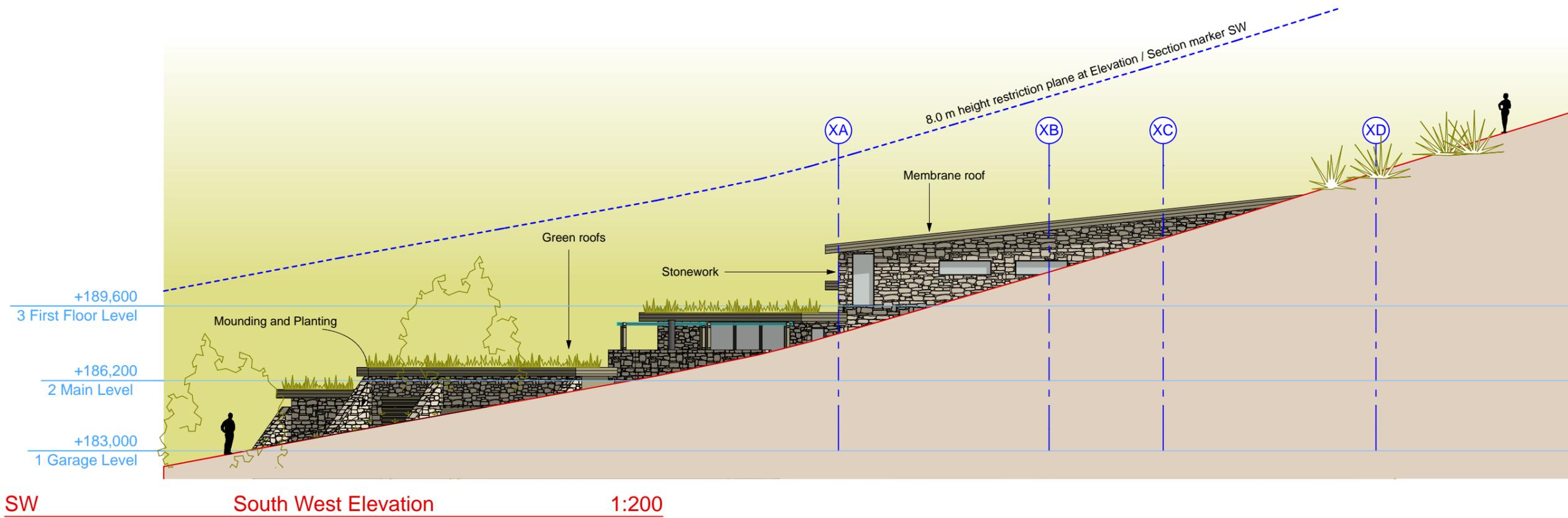
+183,000
1 Garage Level

Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	5/03/13
PROJECT	08:03
SHEET No.	REV.No
A300	RC1

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
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Monday, 20 January 2014



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Drawing Set:
Resource Consent

REVISIONS		
No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT
Little Mt. Iron House

Little Mt. Iron, Wanaka

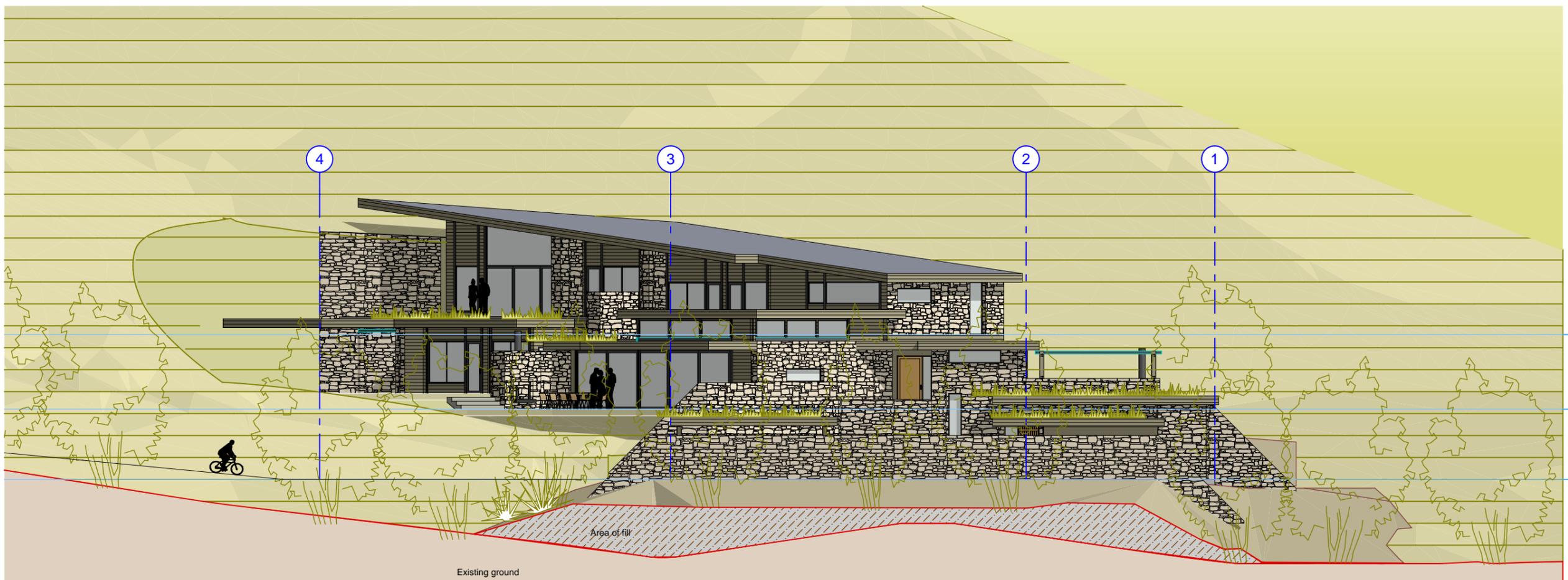
CLIENT:
Peter and Kate Martin

SHEET TITLE
Elevations

FULL SCALE @ A3

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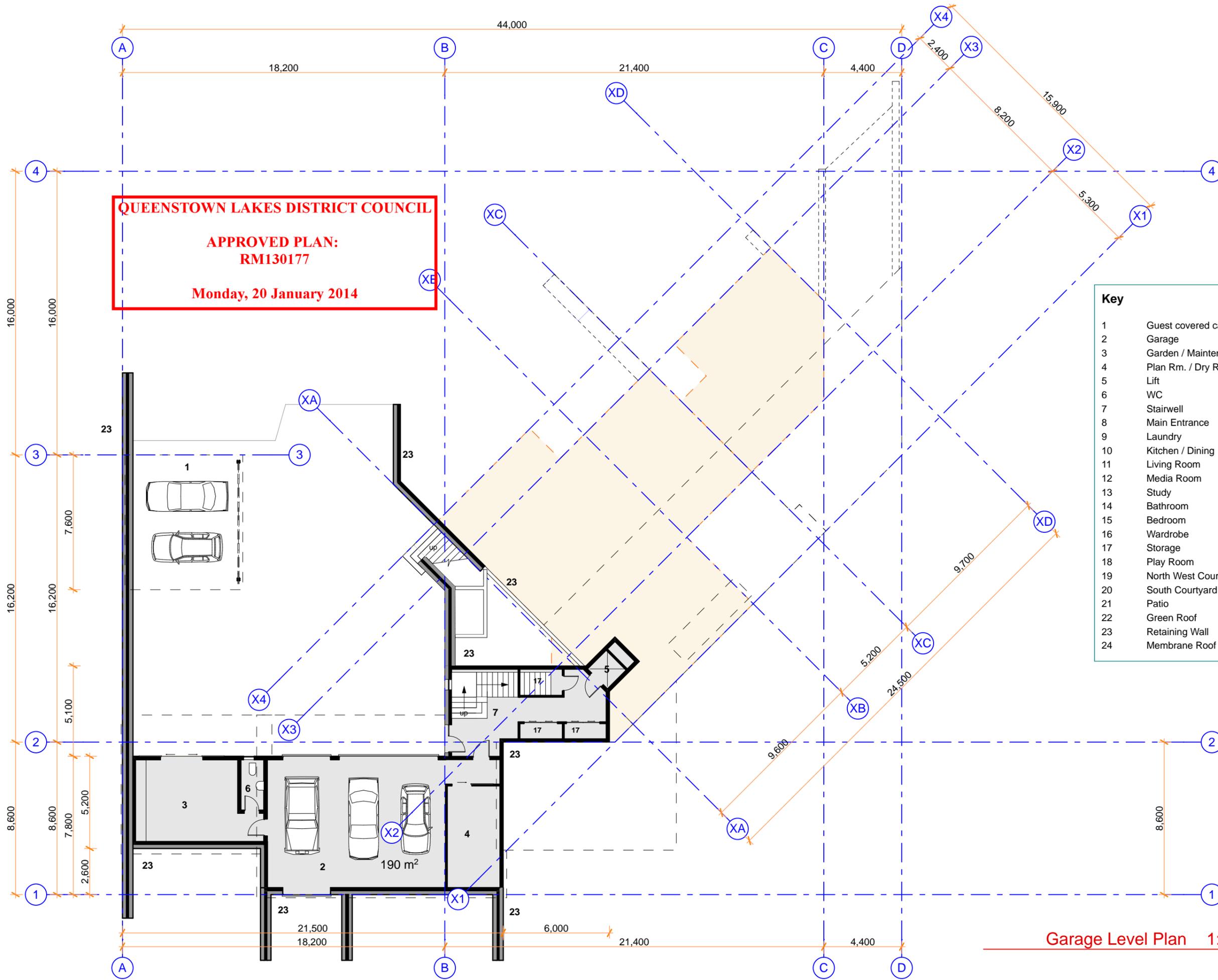


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**APPROVED PLAN:
RM130177**

Monday, 20 January 2014

Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	5/03/13
PROJECT	08:03
SHEET No.	REV.No
A301	RC1



QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130177
Monday, 20 January 2014

Key

1	Guest covered carpark
2	Garage
3	Garden / Maintenance
4	Plan Rm. / Dry Rm.
5	Lift
6	WC
7	Stairwell
8	Main Entrance
9	Laundry
10	Kitchen / Dining
11	Living Room
12	Media Room
13	Study
14	Bathroom
15	Bedroom
16	Wardrobe
17	Storage
18	Play Room
19	North West Courtyard
20	South Courtyard
21	Patio
22	Green Roof
23	Retaining Wall
24	Membrane Roof

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Drawing Set:

Resource Consent

REVISIONS

No.	Description	Date

RC1 Resource Consent 20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka

CLIENT:
Peter and Kate Martin

SHEET TITLE
Garage Level Plan

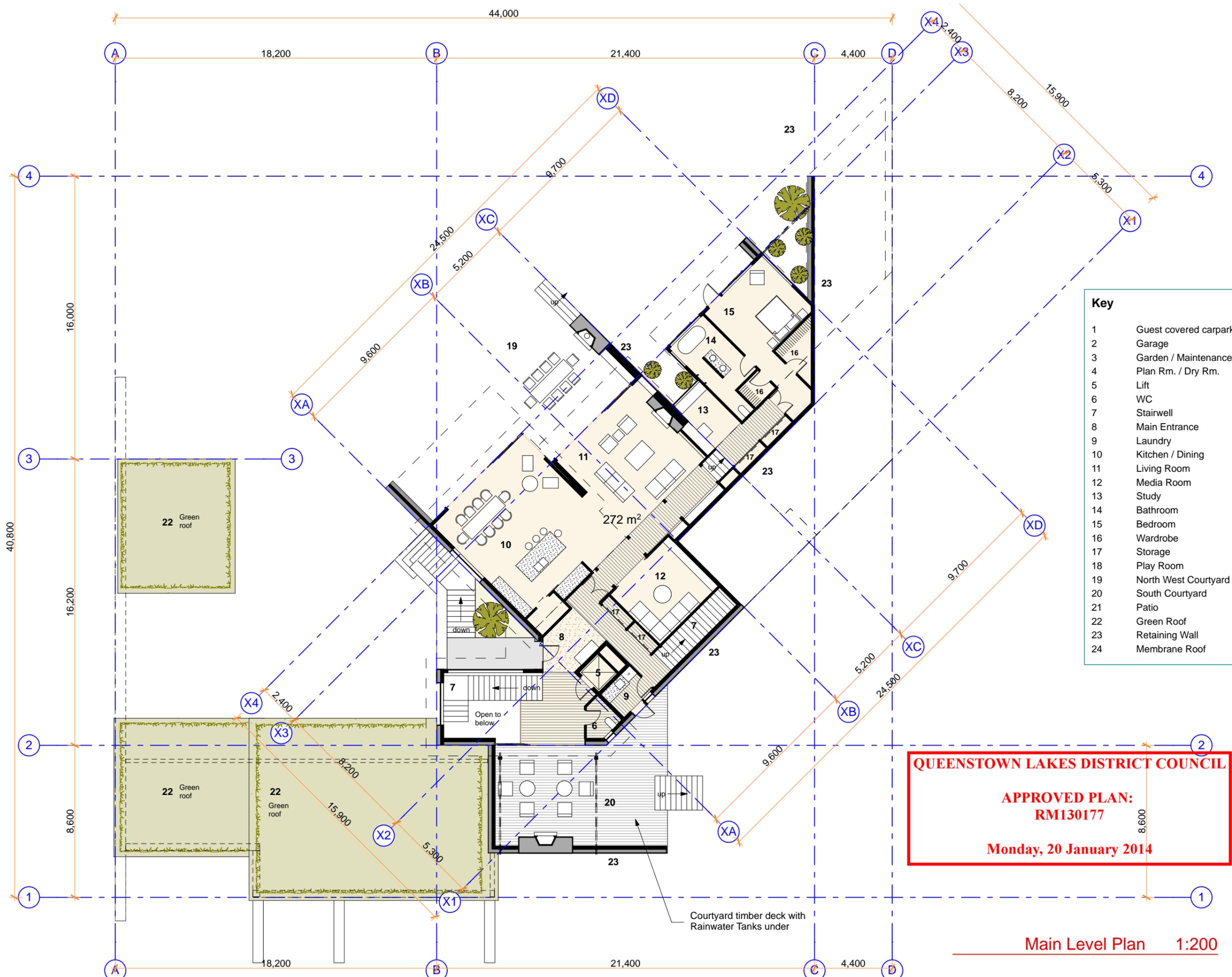
FULL SCALE @ A3

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Garage Level Plan 1:200

Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	20/02/13
PROJECT	08:03
SHEET No.	REV.No
C100	RC1



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Drawing Set:

Resource Consent

Key

1	Guest covered carpark
2	Garage
3	Garden / Maintenance
4	Plan Rm. / Dry Rm.
5	Lift
6	WC
7	Stairwell
8	Main Entrance
9	Laundry
10	Kitchen / Dining
11	Living Room
12	Media Room
13	Study
14	Bathroom
15	Bedroom
16	Wardrobe
17	Storage
18	Play Room
19	North West Courtyard
20	South Courtyard
21	Patio
22	Green Roof
23	Retaining Wall
24	Membrane Roof

REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka

CLIENT:
Peter and Kate Martin

SHEET TITLE

Main Level Plan

FULL SCALE @ A3

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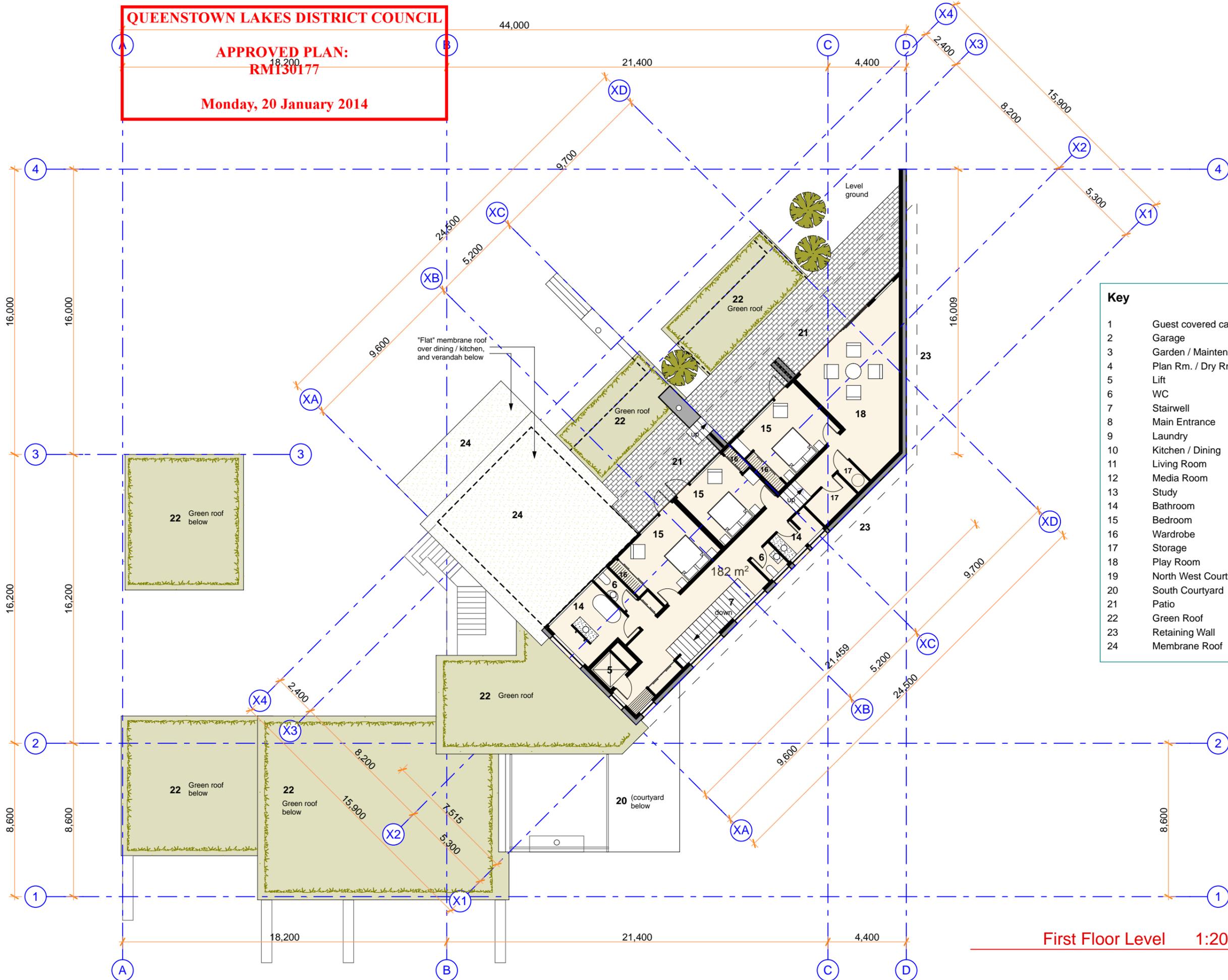
Main Level Plan 1:200

Architect	Eliska Lewis
MILESTONE ISSUES	
Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	20/02/13
PROJECT	08:03
SHEET No.	REV.No
C101	RC1

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130177

Monday, 20 January 2014



Key

- 1 Guest covered carpark
- 2 Garage
- 3 Garden / Maintenance
- 4 Plan Rm. / Dry Rm.
- 5 Lift
- 6 WC
- 7 Stairwell
- 8 Main Entrance
- 9 Laundry
- 10 Kitchen / Dining
- 11 Living Room
- 12 Media Room
- 13 Study
- 14 Bathroom
- 15 Bedroom
- 16 Wardrobe
- 17 Storage
- 18 Play Room
- 19 North West Courtyard
- 20 South Courtyard
- 21 Patio
- 22 Green Roof
- 23 Retaining Wall
- 24 Membrane Roof

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Drawing Set:
Resource Consent

REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT
Little Mt. Iron House

Little Mt. Iron, Wanaka
CLIENT:
Peter and Kate Martin

SHEET TITLE
First Floor Level Plan

FULL SCALE @ A3

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Architect | Eliska Lewis

MILESTONE ISSUES
Concept Plans:
Resource Consent: 20 FEB 2013
Quantity Survey
Building Consent:

PLOT DATE | 20/02/13
PROJECT | 08:03

SHEET No.	REV.No
C102	RC1

First Floor Level 1:200

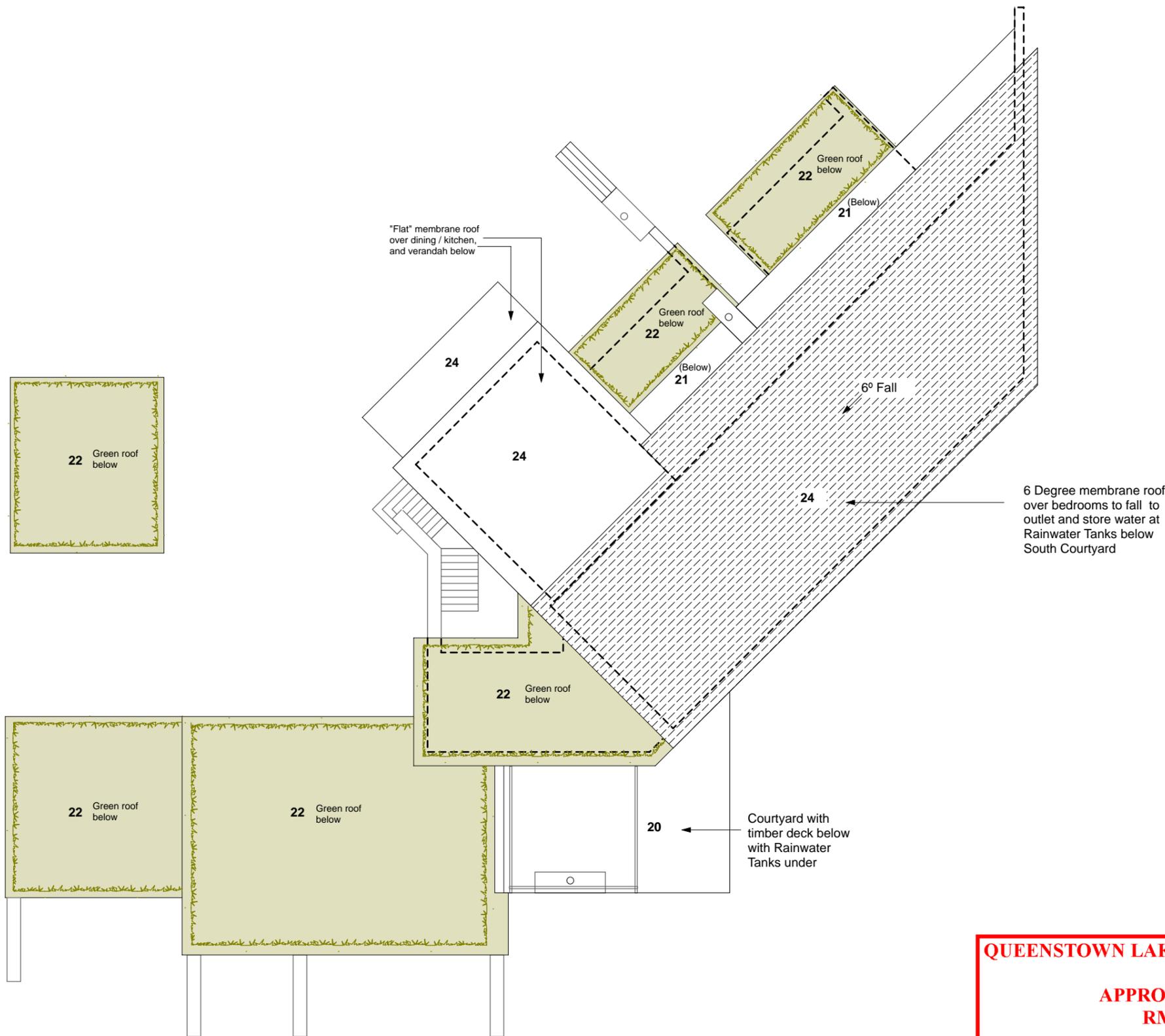
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Key

1	Guest covered carpark
2	Garage
3	Garden / Maintenance
4	Plan Rm. / Dry Rm.
5	Lift
6	WC
7	Stairwell
8	Main Entrance
9	Laundry
10	Kitchen / Dining
11	Living Room
12	Media Room
13	Study
14	Bathroom
15	Bedroom
16	Wardrobe
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19	North West Courtyard
20	South Courtyard
21	Patio
22	Green Roof
23	Retaining Wall
24	Membrane Roof

REVISIONS

No.	Description	Date
RC1	Resource Consent	20/2/13

PROJECT

Little Mt. Iron House

Little Mt. Iron, Wanaka

CLIENT:
Peter and Kate Martin

SHEET TITLE
Roof Plan

FULL SCALE @ A3

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Roof Level 1:200

Architect	Eliska Lewis
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Concept Plans:	
Resource Consent: 20 FEB 2013	
Quantity Survey	
Building Consent:	
PLOT DATE	20/02/13
PROJECT	08:03
SHEET No.	REV.No
C103	RC1

QUEENSTOWN LAKES DISTRICT COUNCIL

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RM130177**

Monday, 20 January 2014

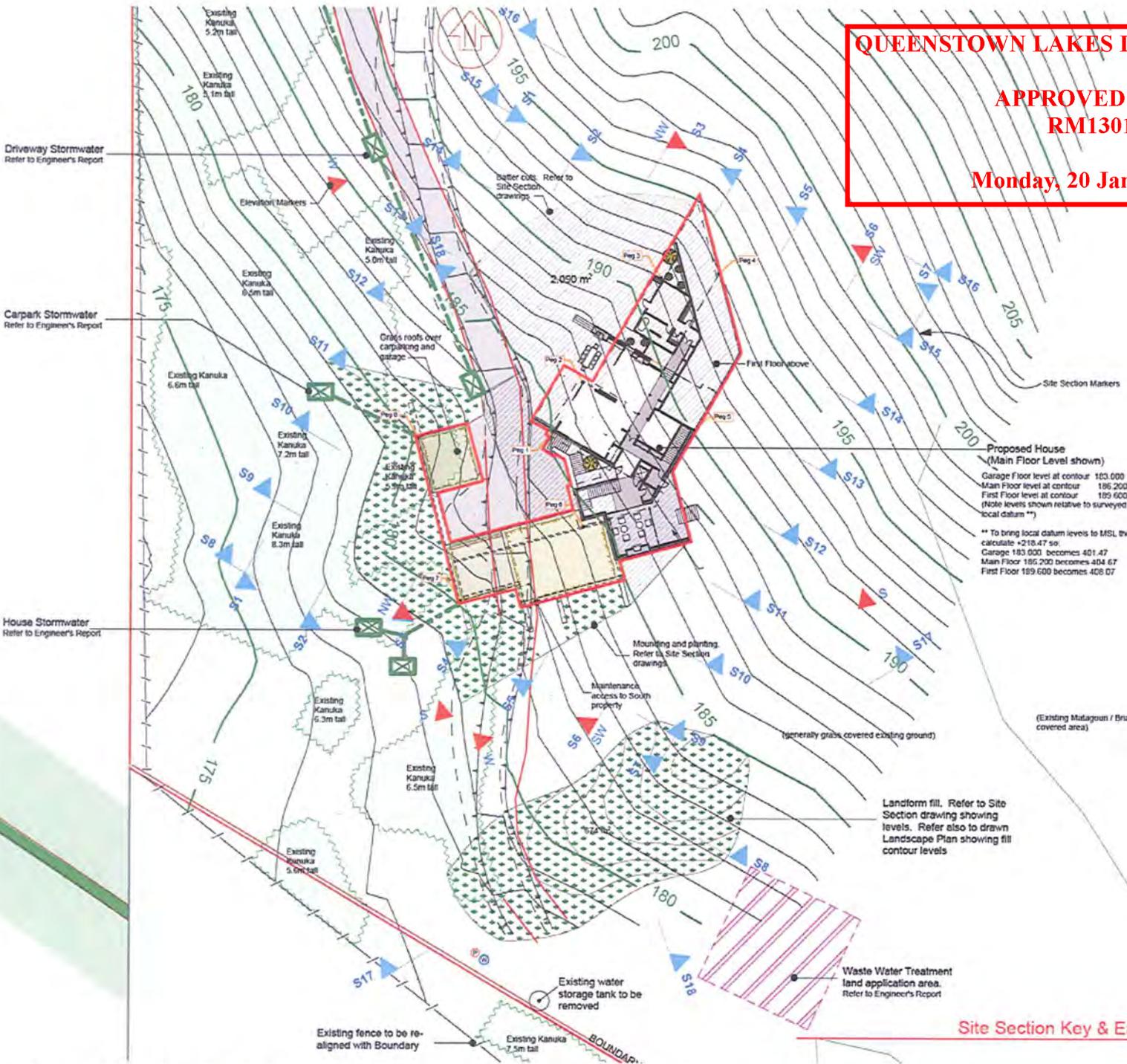
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Drawing Set

Resource Consent



Earthworks - Determinations of Cut and Fill volumes and Exposed Surface Area

Cut
Including House and Garage platforms, car turning area, South Courtyard, and level area to North of house as shown in Site Section drawings

Total = 2,757 m³ **

Fill
Including mounding at retaining walls to West and South as shown in Site Section drawings

Subtotal = 507 m³
Landform Fill = 779 m³
Total = 1,286 m³ **

Exposed Surface Area
Including House and Garage platforms, car turning area, South Courtyard, and level area to North of house as shown in Site Section drawings

House and surround fill = 2,090 sq m
Landform Fill = 674 sq m
Total = 2,764 sq m

** Data retrieved from Architect computer generated site and house 3D model based on surveyed contour information

Refer also to Resource Consent documentation

Detailed Earthworks Design & Site Management Plan to be part of a specialist report.

Existing vegetation surveyed 2012. Refer to Site Section Plan showing surveyed heights of trees

REFER ALSO TO SEPARATE LANDSCAPE PLAN SHOWING PROPOSED NEW PLANTING

REVISIONS

Rev	Description	Date

RC1 Resource Consent 20/2/13

No. Description Date

PROJECT
Little Mt. Iron House

Little Mt. Iron, Wanaka

CLIENT:
Peter and Kate Martin

SHEET TITLE
Site Section Key & Earthworks

FULL SCALE @ A3

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E info@eliskalewis.com

Architect Eliska Lewis

MILESTONE ISSUES

Concept Plans:
Resource Consent: 20 FEB 2013
Quantity Survey
Building Consent:

PLOT DATE 5/03/13

PROJECT 08.03

SHEET No. A101 **REV No.** RC1

PROPOSED BUILDING PLATFORM FOR LOT 6, DP 302002: PROPOSED BUILDING PLATFORM IS OUTLINED IN RED
The proposed building platform has been drawn on this "Site section key and earthworks plan" by vivian+espie.

Site Section Key & Earthworks

1:500

APPENDIX 5

RABBIT-CONTROL METHODS

Depending on the size of your rabbit problem, you can choose from the control methods outlined below.

The most effective control will result from a well-planned and well-timed operation using methods suitable for your property and its rabbit numbers.

Before taking action, consider all practical strategies and take expert advice to ensure that you choose the most effective method for your property.

Poisons

Poisons are a cost-effective way to reduce rabbit infestations. When applied correctly (use a fully-licensed operator), poisoning can lower rabbit numbers by more than 95%. Pindone and 1080 are the most commonly used poisons.



Pre-feeding on carrots is essential

Successful poisoning requires good timing and good quality bait, which can be spread by hand, machine or aerial drop.

Always pre-feed rabbits with carrots before the poison bait is put out. This not only gets the rabbits to feed on the carrots but also helps to determine the amount of bait needed to achieve a 95% or better kill rate.

Care is required with all poisons (your contractor can advise on best practice). Indiscriminate or poorly planned use will not only fail to properly control rabbits, it may endanger people's safety, pets, domestic stock and wildlife.

1080 is useful on larger blocks of land where rabbit numbers exceed level 5 on the MMS. 1080 can be distributed from ground, by a bait feeder, plough or by hand. It is applied to carrots or oats and requires two pre-feeds and one toxic application.

On larger areas or more difficult terrain, it can be spread aerially. 1080 is readily biodegradable. Once naturally broken down, it does not leave any toxic or chemical residues in the soil.

Pindone is an anticoagulant poison that is almost as effective as 1080 but is more expensive and there is an antidote for non-target animals. It can be applied to carrots or oats or used as cereal bait.

For the most effective results, Pindone on carrots requires one pre-feed and two toxic applications. Cereal Pindone pellets can be purchased from rural supply stores and laid in bait stations by people without a controlled-substance licence.

Cereal pellets are useful for rabbit control on lifestyle blocks and areas of intensive land use such as viticulture. However, results are variable and pellets are not as effective as carrot or oat baits.

The spreading of Pindone and 1080 on carrots requires the user to hold a controlled-substance licence, and more stringent requirements must be met before aerially applying.



Fumigants

In areas where burrow systems are evident and can be sealed off, fumigants can be used to poison the rabbits inside through inhalation of toxic fumes. It is useful for controlling young rabbits that do not wander far from burrows.

However, fumigation is a labour-intensive method that is best used in conjunction with night shooting or for small pockets of burrows as a follow up after other forms of poisoning.

Night shooting

Carried out by an experienced operator, night shooting is an efficient technique for killing rabbits in areas of light infestation, for example, after an RHD epidemic. Shooting is best used after poisoning and is not a method for controlling dense rabbit populations. Shooting during the day is also effective, especially if carried out in the early morning or evening.

In problem areas, once rabbit numbers have been lowered by poisoning, regular shooting can prevent rabbit-prone land from becoming a problem again. Several night shoots may be required annually to achieve control. However, as block coverage must be complete for shooting to be effective. This eliminates its use in some of the high, rugged land where rabbits can be a real problem.

Modifying rabbit habitat

Clearing land of scrub and rank grass where rabbits hide, or where it is difficult to apply control methods, is a form of habitat modification that makes it more effective for poisoning, shooting or fumigation to be carried out. It also reduces the rabbit's refuge from predators such as hawks and ferrets.

Stocking rates

Stocking rates should be kept moderate in rabbit-prone areas, and rabbits should be controlled on developed areas.

Rabbit haemorrhagic disease (RHD)

While poisoning is considered the most effective and long-term control tool, RHD is considered to be a passive complement to other control methods. RHD is a highly lethal virus specific to rabbits.

Introduced in 1997, it had a significant impact on rabbit numbers. However, because the virus has become well established in the environment, the build-up of natural immunity has lessened its effect.

It is expected that RHD epidemics will still occur from time to time, but these won't kill enough rabbits to avoid using other control methods.

Rabbit-proof fences and protective shields

The best way to protect your land, whether it's a farm, orchard, vineyard, small block or garden, is to enclose the area with rabbit-proof fences. The mesh size should be no larger than 3cm, the height should be at least 1042mm, and the bottom of the fence should have a 15cm apron or be buried 20cm into the ground.



Regularly maintain and patrol your fence to ensure that the wire isn't breached by rabbits burrowing underneath.

Cylinders of rabbit netting, plastic netting sheaths or sheet steel guards can be used to protect your young trees or shrubs. With care, your rabbit-proof fence and protective shields will last many years.



Assessing rabbit numbers on your property

Use the Modified McLean Scale of Rabbit Infestation (MMS), below. Signs of rabbits include scratchings and diggings in the ground and characteristic heaps of dung pellets.

Modified McLean Scale (MMS)	
No.	Sign
1	No sign found. No rabbits seen.
2	Very infrequent sign present. Unlikely to see rabbits.
3	Pellet heaps spaced 10m or more apart on average. Odd rabbits seen; sign and some pellet heaps showing up.
Non compliant levels of rabbit > 3 MMS	
4	Pellet heaps spaced between 5m and 10m apart on average. Pockets of rabbits; sign and fresh burrows very noticeable.
5	Pellet heaps spaced 5m or less apart on average. Infestation spreading out from heavy pockets.
6	Sign very frequent with pellet heaps often less than 5m apart over the whole area. Rabbits may be seen over the whole area.
7	Sign very frequent with 2-3 pellet heaps often less than 5m apart over the whole area. Rabbits may be seen in large numbers over the whole area.
8	Sign very frequent, with 3 or more pellet heaps often less than 5m apart over the whole area. Rabbits likely to be seen in large numbers over the whole area.

Need help?

Experienced rabbit pest control operators can advise you on the most effective means of controlling rabbits on your property.

If you require any further advice or assistance with the assessment and control of rabbits on your property, contact us.

To help you prepare your property's ORC rabbit-control programme, forms are available from ORC offices or download a copy from our website.

Rabbit control in Otago

Rules and methods



Alexandra

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Controlling rabbits in Otago

Rabbits have a long history as a major pest in Otago. When landowners or occupiers don't complete effective rabbit control, the number of rabbits can grow and spread quickly through neighbouring properties, causing widespread damage to pasture, crops, vegetation and soils.

It is estimated that 10-12 rabbits eat as much as one sheep. Before the introduction of rabbit haemorrhagic disease (RHD) in 1997, the loss to agriculture was estimated to be over \$50 million per year.

Who is responsible for rabbit control?

Property owners and occupiers are responsible for rabbit control on their land. Control programmes for neighbouring properties should be compatible or completed jointly where there are no rabbit barriers such as rabbit fencing.

Rules for rabbit control in Otago

The Otago Regional Council's (ORC) 2009 Pest Management Plan (the 2009 pest plan) provides the rules for the control of rabbits and other specified pests in Otago.

This plan sets a uniform standard for permissible rabbit numbers for Otago at a maximum allowable level of 3 on the MMS. All landowners and occupiers must achieve this level or below. Maintaining rabbit numbers at MMS 3 will ensure that the population is held in check, limiting the opportunity for rabbit populations to reach destructive levels.

When rabbit numbers have exceeded Modified McLean Scale 3 (MMS 3), ORC will send a written request to landowners/occupiers to provide a rabbit-control programme. Guidance will be offered on the contents of the programme. The destructive potential of rabbits is such that failure to provide or implement a control programme may result in ORC employing a contractor to undertake rabbit-control work at cost to the landowner/occupier. In extreme circumstances, action may be taken through the courts to ensure a rabbit-control programme is implemented.

1. On all land in Otago, occupiers must ensure that rabbits are at or below MMS 3.
2. On land where rabbit numbers exceed MMS 3, occupiers must develop an ORC-approved rabbit-control programme to reduce numbers to MMS 3 or less. Occupiers are responsible for putting their own programme into action.
3. A written control programme for managing rabbits must:
 - be given to ORC for approval within two months of receiving a written requirement
 - aim to reduce combined rabbit infestations to MMS 3 or less
 - describe the control methods to be used and areas to be treated
 - include a timetable for the use of control methods.
4. ORC will approve a control programme if satisfied that the programme is reasonably capable of achieving its aim, taking into account:
 - the nature and characteristics of the land that exceeds MMS
 - the nature and use of surrounding land
 - the potential for rabbit dispersion
 - the risks to the environment and land production from rabbit infestation
 - the practicality of control methods on the land.
5. Control programmes for neighbouring properties must be compatible or completed jointly where there are no rabbit barriers (i.e rabbit proof fencing)
6. An occupier must implement an approved control programme for their land.

Modified McLean Rabbit Infestation Scale

The following modified scale (Version 1.0) was adopted by the New Zealand Rabbit Coordination Group, on 12th October 2012.

For citing purposes, it should be referred to as the Modified McLean Scale (2012).

1.	No sign found. No rabbits seen.
2.	Very infrequent sign present. Unlikely to see rabbits.
3.	Pellet heaps spaced 10m or more apart on average. Odd rabbits seen; sign and some pellet heaps showing up.
4.	Pellet heaps spaced between 5m and 10m apart on average. Pockets of rabbits; sign and fresh burrows very noticeable.
5.	Pellet heaps spaced 5m or less apart on average. Infestation spreading out from heavy pockets.
6.	Sign very frequent with pellet heaps often less than 5m apart over the whole area. Rabbits may be seen over the whole area.
7.	Sign very frequent with 2-3 pellet heaps often less than 5m apart over the whole area. Rabbits may be seen in large numbers over the whole area.
8.	Sign very frequent with 3 or more pellet heaps often less than 5m apart over the whole area. Rabbits likely to be seen in large numbers over the whole area.

APPENDIX 6

SUBDIVISION and DEVELOPMENT 27

Key:

Blue underlined text for additions and ~~strike through~~ text for deletions, Appendix 6 to Craig Barr's Right of Reply for Hearing Stream 12 Upper Clutha Mapping, dated 10 July 2017.

Purple underlined text for additions and ~~strike through~~ text for deletions from the Council's Right of Reply for Hearing Stream 06 Residential dated 11 November 2016; Hearing Stream 08 Business dated 13 December 2016; and Hearing Stream 09 Resort Zones dated 24 February 2017.

Red underlined text for additions and ~~strike through~~ text for deletions (or relocated text), Appendix 1 to Nigel Bryce's Right of Reply, dated 26 August 2016

Green underlined text for additions and ~~strike through~~ text for deletions, dated 29 July 2016 (Additional Information)

Red text in comment bubbles for additions as at 19 July 2016, which updates referencing in response to the Panel's Minute dated 7 July 2016 concerning references to PDP provisions.

Black underlined text for additions and ~~strike through~~ text for deletions or relocated, Appendix 1 to Nigel Bryce's s42A report, dated 29 June 2016.

27 Subdivision and Development

27.1 Purpose

Subdivision and the resultant development enables the creation of new housing and land use opportunities, and is a key driver of the District's economy. The council will support subdivision that is well designed, is located in the appropriate locations anticipated by the District Plan with the appropriate capacity for servicing and integrated transportation.

All subdivision requires resource consent ~~as a discretionary activity~~ unless specified as a permitted activity. It is recognised that subdivisions will have a variable nature and scale with different issues to address. Good subdivision design, servicing and the management of natural hazards are underpinned by ~~logic and~~ a shared objective to create healthy, attractive and safe places.

Comment [RC1]: Consequential amendment as a consequence of changes to rule framework.

Comment [RC2]: Submission 383.47

Good subdivision creates neighbourhoods and places that people want to live or work within, and should also result in more environmentally responsive development that reduces car use, encourages walking and cycling, and maximises access to sunlight.

Good subdivision design will be encouraged by the use of the ~~QLDC Land Development and Subdivision Code of Practice, and the~~ QLDC Subdivision Design Guidelines 2015. The Subdivision Design Guidelines 2015 includes subdivision and urban design principles and outcomes that se-are-guiding-principles-to give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals. Proposals at odds with these documents are not likely to be consistent with the policies of the Subdivision and

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Strategic Directions chapters, and therefore, may not achieve the purpose of the RMA. The purpose of the QLDC Land Development and Subdivision Code of Practice is to provide a best practice guideline for subdivision and development infrastructure in the District.

~~Except where specific provisions are provided to assess subdivision, such as the Rural, Gibbston and Rural Lifestyle Zones,~~ The subdivision chapter is the primary method to ensure that the District's neighbourhoods are quality environments that take into account the character of local places and communities.

Infrastructure upgrades necessary to support subdivision and future development are to be undertaken and paid for by subdividers and developers in accordance with the Council's 10 Year Plan Development Contributions Policy.

27.2 Objectives and Policies – district wide

27.2.1 **Objective - Subdivision will ~~create~~ enable quality environments that ensure the District is a desirable place to live, visit, work and play.**

Policies

27.2.1.1 Require subdivision infrastructure to be consistent with the QLDC Land Development and Subdivision Code of Practice constructed, and designed to an appropriate standard that and is fit for purpose, while recognising opportunities for innovative design.

Comment [RC3]: Officer suggested amendment given that Code of Practice refers specifically to 'subdivision infrastructure'

Comment [RC4]: Submission 248.9, 567.16, FS1117.225, 806.170, 632.6, 806.171

27.2.1.2 ~~Support~~ To enable subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.

27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed to the anticipated land use of the applicable zone.

27.2.1.4 ~~Where in~~ Discourage non-compliance with minimum allotment sizes are not proposed to be achieved, however where minimum allotment sizes are not achieved consideration will be given to whether the extent to which any adverse effects are mitigated or compensated by achieving providing:

Comment [RC5]: Submission 453.12

Comment [RC6]: Grammatical change as a consequence of submission 453.12

- i. desirable urban design outcomes.
- ii. greater efficiency in the development and use of the land resource.
- iii. affordable or community housing.

27.2.1.5 The Council recognises that there is an expectation by future landowners that the effects and resources required of by anticipated land uses will have been resolved through the subdivision approval process.

Comment [RC7]: Submission 453.13

27.2.1.6 Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.

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27.2.1.7 Recognise there will be certain subdivision activities, such as boundary adjustments, that ~~are undertaken only for ownership purposes and~~ will not require the provision of services.

~~27.2.1.8 Avoid subdivision of a residential flat from a residential unit, except where it can be demonstrated that the subdivision will not result in an increase in the level of non-compliance with the standards of the underlying zone.~~

~~27.2.1.9 Avoid the subdivision of land resulting in the division of a residential building platform.~~

27.2.2 **Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.**

Policies

27.2.2.1 Ensure subdivision design provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.

27.2.2.2 Ensure subdivision design maximises the opportunity for buildings to front the road.

27.2.2.3 ~~Locate~~ Open spaces and reserves ~~are located in appropriate locations~~ having regard to topography, accessibility, use and ease of maintenance, ~~while ensuring these areas~~ and are a practicable size for their intended use.

Comment [RC8]: Submission 632.44

Comment [RC9]: Grammatical change as a consequence of submission 632.44

27.2.2.4 Subdivision ~~shall seek to provide for~~ will have good and integrated connections and accessibility to:

~~i. existing and planned areas of employment;~~

~~ii. community activities and facilities;~~

~~iii. services;~~

~~iv. trails and trail connections;~~

Comment [RC10]: Submission 524.45

~~v. public transport; and~~

~~vi. existing and planned adjoining~~ neighbourhoods, ~~both within and adjoining the subdivision area.~~

Comment [RC11]: Submission 671.5 and 625.13

~~27.2.2.5 Subdivision design will provide for safe walking and cycling connections that reduce vehicle dependence within the subdivision.~~

27.2.2.5 Subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists ~~and that reduce vehicle dependence within the subdivision.~~

27.2.2.6 Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.

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27.2.2.7 Encourage informal surveillance of streets and the public realm for safety by requiring that the minority of allotments within a subdivision are fronting, or have primary access to, cul-de-sacs and private lanes.

27.2.2.8 ~~Encourage~~ Promote informal surveillance for safety by ensuring through overlooking of open spaces and transport corridors from are visible and overlooked by adjacent sites and dwellings and by effective lighting.

27.2.2.9 Manage subdivision within or near to electricity transmission corridors and electricity sub-transmission lines to facilitate good amenity and urban design outcomes, while minimising avoiding potential adverse effects (including reverse sensitivity effects) on the National Grid and electricity sub-transmission lines transmission network.

27.2.3 ~~Objective - Recognise~~ The potential of small scale and infill subdivision be recognised and provided for while acknowledging that the opportunities to undertake comprehensive their design are limited limitations.

Policies

27.2.3.1 Acknowledge that small scale subdivision, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.65 and 27.2.2.87.

27.2.3.2 While acknowledging potential limitations, encourage small scale and infill subdivision to:

- i. Ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;
- ii. Where possible, locate lots so that they over-look and front road and open spaces;
- iii. ~~Where possible, a~~ Avoid the creation of multiple rear sites, unless except where this is not practicable;
- iv. Where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;
- v. Identify and create opportunities for connections to services and facilities in the neighbourhood.

27.2.4 ~~Objective - Identify, incorporate and enhance~~ Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

Policies

Comment [RC12]: Submission 632.59

Comment [RC13]: Dowd for Aurora (635)

Comment [RC14]: A MacLeod for Transpower

Comment [RC15]: Dowd for Aurora (635)

Comment [RC16]: Submission 805.64, 635.37, 719.134

Comment [RC17]: Grammatical change as a consequence of submission 632.60

Comment [RC18]: Submission 453

Comment [RC19]: Officer suggested amendment to remove any ambiguity around the term 'natural features'.

Comment [RC20]: Grammatical change to read more like an outcome statement, and submission 806.180.

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- 27.2.4.1 Enhance biodiversity, riparian and amenity values by incorporating existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces.
- 27.2.4.2 Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage items and protected features scheduled or identified in the District Plan.
- ~~27.2.4.3 The Council will support subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise.~~
- 27.2.4.3 Encourage Provide for the protection of heritage and archaeological sites, and avoid the ~~unacceptable~~ loss of archaeological sites and heritage items in the first instance, and where effects on these features cannot be reasonably avoided, effects shall be mitigated to an extent that is proportionate to the level of significance of the feature.
- ~~27.2.4.4 Ensure opportunity for the input of the applicable agencies where the subdivision and resultant development could modify or destroy any archaeological sites.~~
- 27.2.4.6 27.2.4.4 Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.
- 27.2.4.7 27.2.4.5 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:
- i. Whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
 - ii. Where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.
- ~~27.2.4.6 Ensure that new subdivisions and developments recognises, incorporates and where appropriate adopt suitable measures to enhances existing established protected indigenous vegetation.~~

Comment [RC21]: Resiting of notified Policy 27.2.4.3 to redrafted Policy 27.2.5.13

Comment [RC22]: Officer suggested amendment to better align policy with RMA provisions

Comment [RC23]: Submissions 632 and 806

Comment [RC24]: Notified Policy 27.2.4.6, now redrafted Policy 27.2.4.5.

Comment [RC25]: Notified Policy 27.2.4.7, now redrafted Policy 27.2.4.6

Comment [RC26]: Proposed New Policy 27.2.4.7

Comment [RC27]: Submission 809.5

For the purposes of this policy, the adoption of suitable measures to enhance existing established protected indigenous vegetation may include, but not be limited to protective fencing, destocking, removal of existing wilding species and invasive weeds or active ecological restoration with indigenous tree and shrub species common to the area.

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27.2.5 ~~Objective - Require i-Infrastructure and services are provided to new lots subdivisions and developments. in anticipation of the likely effects of land use activities on those lots and within overall developments.~~

Comment [RC28]: Submission 635.35

Policies

Transport, Access and Roads

27.2.5.1 Integrate subdivision roading with the existing road networks in an a safe and efficient manner that reflects expected potential traffic levels and the provision for safe and convenient walking and cycling.

Comment [RC29]: Submission 719.134

Comment [RC30]: Officer suggested amendment given that Code of Practice is based on 'potential' demand not expected.

For the purposes of this policy, reference to 'potential traffic levels' refers to those traffic levels anticipated by the zoning of the District Plan.

27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.

27.2.5.3 Provide linkages to public transport networks, trail, walking, and cycling networks and public transport linkages, where useful linkages can be developed.

Comment [RC31]: Submission 798.49

27.2.5.4 ~~The design of subdivision and roading networks to recognise~~ To ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features, ~~to ensure the physical and visual effects of subdivision and roading are minimised.~~

Comment [RC32]: Submission 632.47

27.2.5.5 Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways within subdivisions are provided for by having regard to:

Comment [RC33]: Submission 671.5 and 625.13

- i. The location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency.
- ii. The number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency.
- iii. The standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails.
- iv. The provision and vesting of corner splays or rounding at road intersections.
- v. The provision for and standard of street lighting, having particular regard to the siting and location, the provision for public safety and to the avoidance of upward light spill on the night sky.
- vi. The provision of appropriate tree planting within roads.
- vii. Any requirements for widening, formation or upgrading of existing roads.

Comment [RC34]: Submission 632.53

Comment [RC35]: Submission 289.18

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- viii. Any provisions relating to access for future subdivision on adjoining land.
- ix. The provision of public transport routes and improved linkages to public transport routes and bus shelters.

Comment [RC36]: Submission 798.50

Water supply, stormwater, wastewater

27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.

Water

- 27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.
- 27.2.5.8 Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.
- 27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.
- 27.2.5.10 Ensure appropriate water supply, design and installation by having regard to:
 - i. The availability, quantity, quality and security of the supply of water to the lots being created;
 - ii. Water supplies for fire fighting purposes;
 - iii. The standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
 - iv. Any initiatives proposed to reduce water demand and water use.
- 27.2.5.11 Ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers ~~in accordance with the Council's 10-Year Plan Development Contributions Policy.~~

Stormwater

- 27.2.5.12 Ensure appropriate stormwater design and management by having regard to:
 - i. ~~Recognise and encourage a~~ Viable alternative design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
 - ii. The capacity of existing and proposed stormwater systems;

Comment [RC37]: Officer suggested amendment to improve policy.

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- iii. The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
- iv. The location, scale and construction of stormwater infrastructure;
- v. The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through, including the control of water-borne contaminants, litter and sediments, and the control of peak flow.

Comment [RC38]: Submission 632.49

- 27.2.5.13 The Council will support subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise, provided maintenance and operation requirements are acceptable to Council if the assets are to be vested.

Comment [RC39]: Resiting of existing Policy 27.2.4.3

Comment [RC40]: Officer suggested amendment

For the purpose of this policy, term 'acceptable to Council' means that any system shall be appropriate from a Council maintenance and operation perspective and shall be fit for purpose once vested. Where land is to be vested as reserve, Council will ensure that the open space area is of a sufficient size, gradient and surface to be useful, and can be maintained at a reasonable cost to the Council.

Wastewater

- 27.2.5.14 Treating and disposing of sewage is provided for in a manner that:

i. is consistent with ~~m~~ Maintains ing public health; and

ii. ~~a~~ Avoids or mitigates adverse effects on the environment in the first instance; and

iii. Where effects on the environment cannot be reasonably avoided, effects shall be minimised to an extent that is proportionate to the level of significance of the effects.

Comment [RC41]: Submission 632.50

- 27.2.5.15 Ensure appropriate sewage treatment and disposal by having regard to:

- i. The method of sewage treatment and disposal;
- ii. The capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
- iii. The location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.

- 27.2.5.16 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.

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Energy Supply and Telecommunications

- 27.2.5.17 To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:
- i. Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;
 - ii. Ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that does not adversely impact upon visual amenity and landscape values of the receiving environment;
 - iii. Have regard to the design, location and direction of lighting to avoid upward light spill, recognising the night sky as an element that contributes to the District's sense of place;
 - iv. Generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves. Where the subdivision provides for a residential building platform the proposed connections to electricity supply and telecommunications systems shall be established to the residential building platform.

Easements

- 27.2.5.18 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.
- 27.2.5.19 Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

27.2.6 Objective - Cost of services to be met by subdividers.

Policies

- 27.2.6.1 In accordance with Council's 10 Year Plan Development Contributions Policy, R require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), that are attributable to the effects of the subdivision or development, including where applicable:
- i. roading, walkways and cycling trails;
 - ii. water supply;
 - iii. sewage collection, treatment and disposal;
 - iv. stormwater collection, treatment and disposal;
 - v. trade waste disposal;

Comment [RC42]: Officer suggested amendment

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- vi. provision of energy;
- vii. provision of telecommunications and computer media;
- viii. provision of reserves and reserve improvements.

27.2.6.2 ~~Contributions will be in accordance with Council's 10 Year Plan Development Contributions Policy.~~

Comment [RC43]: Consequential amendment as a result of amendment in Policy 27.2.6.1

27.2.7 **Objective - Create esplanades where opportunities arise.**

Policies

27.2.7.1 Create esplanades reserves or strips ~~where opportunities exist, particularly where the subdivision would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits is of large scale or has an impact on the District's landscape.~~ In particular, Council will encourage esplanades where they:

Comment [RC44]: Submission 632.55

- i. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;
- ii. have high actual or potential value with regard to the maintenance of indigenous biodiversity;
- iii. comprise significant indigenous vegetation or significant habitats of indigenous fauna;
- iv. are considered to comprise an integral part of an outstanding natural feature or landscape;
- v. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
- vi. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.

27.2.7.2 Avoid reducing the width of esplanade reserves or strips, or the waiving of the requirement to provide an esplanade reserve or strip, except where the following apply:

- i. safe public access and recreational use is already possible and can be maintained for the future;
- ii. it can be demonstrated that a full width esplanade reserve or strip is not required to maintain the natural functioning of adjoining rivers or lakes;
- iii. a reduced width in certain locations can be offset by an increase in width in other locations or areas, which would result in a positive public benefit in terms of access and recreation.

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~~27.2.7.2~~ 27.2.7.3 To use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Resource Management Act 1991.

27.2.8 **Objective - ~~Facilitate b~~ Boundary adjustments, cross-lease and unit title subdivision are provided for, ~~and where appropriate, provide exemptions from the requirement of esplanade reserves.~~**

Comment [RC45]: Grammatical change to read more like an outcome statement

Comment [RC46]: Submission 383.48

Policies

27.2.8.1 Enable minor cross-lease and unit title subdivision of existing units without the need to obtain resource consent where there is no potential for adverse effects associated with the change in boundary location.

For clarity this policy does not provide for the subdivision of approved residential building platforms located within the Rural and Rural Lifestyle Zones.

27.2.8.2 Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:

- i. The location of the proposed boundaries;
- ii. In rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
- iii. Boundary treatment;
- iv. The location of existing or proposed accesses and Easements for access and services.

Comment [RC47]: Submission 719.140

27.2.8.3 Provide for unit title, strata title or cross lease subdivision of existing approved buildings where land use consent is approved for a multi unit commercial or residential development, including visitor accommodation development and the unit title, strata-title or cross lease subdivision is undertaken in accordance with the approved land use consent.

27.3 Location-specific objectives and policies

In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.

Comment [RC48]: Relocated from Notified Section 27.7 (page 15)

27.3.1 **Objective - Peninsula Bay, Ensure effective public access is provided throughout the Peninsula Bay land.**

Comment [RC49]: Relocated from Notified Objective 27.7.1 (page 15)

Policies

27.3.1.1 Ensure that before any subdivision or development occurs within the Peninsula Bay Low Density Residential Zone, a subdivision consent has been approved confirming easements for the purposes of public access through the Open Space Zone.

Comment [RC50]: Relocated from Notified Policy 27.7.1.1 (page 15)

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27.3.1.2 Within the Peninsula Bay site, to ensure that public access is established through the vesting of reserves and establishment of easements prior to any further subdivision.

Comment [RC51]: Relocated from Notified Policy 27.7.1.2 (page 15)

27.3.1.3 Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality recreation resource, with excellent linkages, and opportunities for different community groups.

Comment [RC52]: Relocated from Notified Policy 27.7.1.3 (page 15)

27.3.2 **Objective - Kirimoko, Wanaka – To create a liveable urban environment that achieves best practice in urban design; the protection and incorporation of landscape and environmental features into the design of the area; and high quality built form.**

Comment [RC53]: Relocated from Notified Objective 27.7.2 (page 16)

Policies

27.3.2.1 Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.

Comment [RC54]: Relocated from Notified Policy 27.7.2.1 (page 16)

27.3.2.2 Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.

Comment [RC55]: Relocated from Notified Policy 27.7.2.2 (page 16)

27.3.2.3 Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies (all zoned Low Density Residential) and that visually sensitive areas such as the spurs are left undeveloped (building line restriction area).

Comment [RC56]: Relocated from Notified Policy 27.7.2.3 (page 16)

27.3.2.4 Ensure the provision of open space and community facilities that are suitable for the whole community and that are located in safe and accessible areas.

Comment [RC57]: Relocated from Notified Policy 27.7.2.4 (page 16)

27.3.2.5 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.

Comment [RC58]: Relocated from Notified Policy 27.7.2.5 (page 16)

27.3.2.6 Provide for road and walkway linkages to neighbouring developments.

Comment [RC59]: Relocated from Notified Policy 27.7.2.6 (page 16)

27.3.2.7 Ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.

Comment [RC60]: Relocated from Notified Policy 27.7.2.7 (page 16)

27.3.2.8 Minimise disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.

Comment [RC61]: Relocated from Notified Policy 27.7.2.8 (page 16)

27.3.2.9 Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.

Comment [RC62]: Relocated from Notified Policy 27.7.2.9 (page 16)

27.3.2.10 Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.

Comment [RC63]: Relocated from Notified Policy 27.7.2.10 (page 16)

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27.3.3 **Objective - Large Lot Residential Zone between Studholme Road and Meadowstone Drive - Ensure protection of Landscape and amenity values in recognition of the zone's low density character and transition with rural areas be recognised and protected.**

Comment [RC64]: Grammatical change to read more like an outcome statement

Comment [RC65]: Relocated from Notified Objective 27.7.4 (page 17)

Policies

27.3.3.1 Have regard to the impact of development on landscape values of the neighbouring rural areas and features of these areas, with regard to minimising the prominence of housing on ridgelines overlooking the Wanaka township.

Comment [RC66]: Relocated from Notified Policy 27.7.4.1 (page 17)

27.3.3.2 Subdivision and development within land located on the northern side of Studholme Road identified as 'Urban Landscape Protection' by the 'Wanaka Structure Plan 2007' shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.

Comment [RC67]: Relocated from Notified Policy 27.7.4.2 (page 17)

27.3.4 **Objective - Bob's Cove Rural Residential Zone (excluding sub-zone) - Recognise & The special character of the Bob's Cove Rural Residential Zone is recognised and provided for.**

Comment [RC68]: Grammatical change to read more like an outcome statement

Comment [RC69]: Relocated from Notified Objective 27.7.5 (page 17)

Policies

27.3.4.1 ~~Have regard to the need to provide for street lighting in the proposed subdivision. If street lighting is required in the proposed subdivision to satisfy the Council's standards, then i~~ In order to maintain the rural character of the zone, ~~the all~~ street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on the night sky.

Comment [RC70]: Relocated from Notified Policy 27.7.5.1 (page 17)

27.3.5 **Objective - Ferry Hill Rural Residential Sub Zone - Maintain and enhance The visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone to be maintained and enhanced.**

Comment [RC71]: Grammatical change to read more like an outcome statement

Comment [RC72]: Relocated from Notified Objective 27.7.6 (page 17)

Policies

27.3.5.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone located in Chapter 22 (at part 22.7.2) and in accordance with the Concept Development Plan set out in part 27.14.

Comment [RC73]: Consequential amendment as a result of new Location Specific Rules under 27.7 and the relocation of Policy 27.7.6.1 into the rules under 27.7.

27.3.6 **Objective - Makarora Rural Lifestyle Zone - The avoidance or mitigation of the effects of natural hazards are avoided or mitigated and the maintenance and enhancement of landscape character, visual amenity and nature conservation values are maintained or enhanced.**

Comment [RC74]: Grammatical change to read more like an outcome statement

Comment [RC75]: Relocated from Notified Objective 27.7.7 (page 18)

Policies

Natural Hazards

27.3.6.1 Particular regard shall be had to the avoidance or mitigation of natural hazards identified on the Council's hazard register associated with the

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location of a building platform and future anticipated land uses within the building platform.

Comment [RC76]: Relocated from Notified Policy 27.7.7.1 (page 18)

- 27.3.6.2 The Council shall be satisfied as to whether consultation has been undertaken with the Otago Regional Council with regard to any matters associated with defences against water, and in particular taken the opportunity to reconcile any potential issues associated with flood defence works encouraged by the Otago Regional Council, and the District Plan's objectives, policies and servicing standards for subdivision in the Makarora Rural Lifestyle Zone.

Comment [RC77]: Relocated from Notified Policy 27.7.7.2 (page 18)

Landscape Values, Rural Character

- 27.3.6.3 In recognition of the landscape values within the Makarora Rural Lifestyle Zone, regard shall be had to the potential merits with the concentration or clustering of built form to areas with high potential to absorb development while retaining areas that are more sensitive in their natural state.

Comment [RC78]: Relocated from Notified Policy 27.7.7.3 (page 18)

- 27.3.6.4 In considering the appropriateness of the form and density of development, including the identification of building platforms in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:
- i. The extent to which the location and size of proposed building platforms either detracts from or has the potential to enhance landscape values and rural character;
 - ii. whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (i.e. open space held in one title whether jointly or otherwise);
 - iii. whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas that are more sensitive in their natural state.

Comment [RC79]: Relocated from Notified Policy 27.7.7.4 (page 18)

- 27.3.7 **Objective - Wyuna Station Rural Lifestyle Zone - To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.**

Comment [RC80]: Relocated from Notified Objective 27.7.8 (page 19)

Policies

- 27.3.7.1 Prohibit or defer development of the zone until such a time that:
- i. the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the township and proposed zone. This may include the provision of land within the zone for such purpose; or
 - ii. the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the township and proposed zone; or
 - iii. the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone

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becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

Comment [RC81]: Relocated from Notified Policy 27.7.8.1 (page 19)

- 27.3.8 **Objective - Wyuna Station Rural Lifestyle Zone - Subject to Objective 27.7.7 27.3.7 to enable rural living development is enabled in a way that maintains the visual amenity values that are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.**

Comment [RC82]: Grammatical change to read more like an outcome statement

Comment [RC83]: Relocated from Notified Objective 27.7.9 (page 19)

Policies

- 27.3.8.1 The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Township, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:

- i. Prohibiting development over the sensitive areas of the zone via building restriction areas;
- ii. Appropriately locating buildings within the zone, including restrictions on future building bulk;
- iii. Using excavation of the eastern part of the terrace to form appropriate building platforms;
- iv. Using naturalistic mounding of the western part of the terrace to assist visual screening of development;
- v. Using native vegetation to assist visual screening of development;
- vi. The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.

Comment [RC84]: Relocated from Notified Policy 27.7.9.1 (page 19)

- 27.3.8.2 Maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:

- i. Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication annually;
- ii. Methods to exclude and/or suitably manage pests within the zone in order to foster growth of indigenous vegetation within the zone, on an ongoing basis;
- iii. A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

Comment [RC85]: Relocated from Notified Policy 27.7.9.2 (page 19 and 27-20)

- 27.3.9 **Objective - Industrial B Zone**

Policies

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- i. Reserved for Stage 2 of the District Plan Review.

27.3.10 Objective - Industrial B Zone

Policies

- i. Reserved for Stage 2 of the District Plan Review.

27.3.11 Objective - Industrial B Zone

Policies

- i. Reserved for Stage 2 of the District Plan Review.

27.3.12 Objective - Industrial B Zone

Policies

- i. Reserved for Stage 2 of the District Plan Review.

27.3.13 Objective - Jacks Point Zone - Subdivision shall have regard to identified location specific opportunities and constraints identified within the Jacks Point Structure Plan located within Chapter 41.

Policies

27.3.13.1 Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.

27.3.13.2 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Jacks Point Structure Plan located within Chapter 41.

27.3.13.3 The extent to which the subdivision achieves the matters of control listed under ~~Rule 27.7.1~~ Rule 27.7.4 and as they relate to the Jacks Point Structure Plan located within Chapter 41.

27.3.13.4 Enable the creation of lots which breach the minimum lot size standard within the Hanley Downs Residential Activity Area of the Jacks Point Zone provided appropriate design controls are established to ensure a high quality urban design outcome and that effects on adjacent sites are avoided or minimised.

27.3.13.5 Ensure that, where the minimum lot size standard is breached within either the Hanley Downs or Jacks Point Residential Activity Areas of the Jacks Point Zone, legally enforceable design controls are imposed on the title in relation to bulk and location and other design matters aimed at achieving a high quality urban design outcome and avoiding or minimising effects on adjacent sites.

27.3.14 **Objective – Waterfall Park - Subdivision shall provide for a range of visitor, residential and recreational facilities, sympathetic to the natural setting have regard to identified location specific opportunities and constraints.**

Comment [RC86]: Relocated from Notified Objective 27.7.14 (page 20)

Comment [RC87]: Relocated from Notified Policy 27.7.14.1 (page 20)

Comment [MSOffice88]: RCL (632)

Right of Reply dated 24 February 2017, Chapter 41.

Comment [MSOffice89]: Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joans Williams (605), and Tim and Paula Williams (601).

Right of Reply dated 24 February 2017, Chapter 41.

Comment [RC90]: Consequential amendment as a consequence of Redrafted Location Specific Rules under 27.7.1

Comment [RC91]: Relocated from Notified Objective 27.7.17 (page 22)

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Policies

27.3.14.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Chapter 42.

Comment [RC92]: Relocated from Notified Policy, 27.7.17.1 (page 22)

27.3.14.2 The extent to which the subdivision achieves the matters of control listed under Rule 27.7.1 and as they relate to the Waterfall Park Structure Plan located within Chapter 42.

Comment [RC93]: Consequential amendment as a result of Redrafted Location Specific Rules under 27.7.1

27.3.15 **Objective – Millbrook - Subdivision shall provide for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.**

Comment [RC94]: Relocated from Notified Objective 27.7.19 (page 23)

Policies

27.3.15.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Chapter 43.

Comment [RC95]: Relocated from Notified Policy, 27.7.19.1 (page 23)

27.3.15.2 The extent to which the subdivision achieves the matters of control listed under Rule 27.6.1 and as they relate to the Millbrook Structure Plan located within Chapter 43.

Comment [RC96]: Consequential amendment as a consequence of integrating notified 27.7.20.1 (page 27-23) into Redrafted Location Specific Rules under 27.7 (page 27-25/26)

27.3.16 **Objective – Orchard Road Structure Plan – Infrastructure and roading connections that integrate with adjoining land within the Wanaka Urban Growth Boundary and the wider roading network to assist with creating a comprehensive and integrated infrastructure and transport network.**

Comment [CB97]: Hearing stream 12. ORHL (91) New objective and policies for structure plan at Orchard Road

Policies

27.3.16.1 a. **Ensure subdivision and development is consistent with the roading layout of the Orchard Road Structure Plan; or**

b. **Enable variances to the roading layout shown on the Orchard Road Structure Plan only when the variance results in a roading layout that is consistent with the QLDC Subdivision Design Guidelines 2015 and the layout ensures that the level of demand anticipated by the District Plan is provided for.**

27.3.16.2 **Enable variances to the roading layout shown on the Orchard Road Structure Plan that provide one roading connection with Orchard Road only where the road connections to the adjoining road network demonstrate that two connections to Orchard Road are not necessary.**

27.3.16.3 **Have regard to any infrastructure constraints for servicing the Orchard Road Structure Plan, and ensure that subdivision and development are appropriately serviced.**

Note: costs associated with network upgrades may be required to be met by the developer.

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27.3.17 Objective – Orchard Road Structure Plan – A sensitive transition from rural to urban through effective landscaping and building setbacks.

Comment [CB98]: Hearing Stream 12. ORHL (91) New objective and policies for structure plan at Orchard Road

Policies

27.3.17.1 The 15 metre wide landscape strip and Building Restriction Area provides an effective visual transition from rural to urban through a mix of shrub and tree plantings to achieve good amenity and a defined urban edge.

27.3.17.2 Enable variances to the 15 metre wide landscape strip and Building Restriction Area shown on the Orchard Road Structure Plan only when the variance will limit the visual impact of resultant development to the same degree or better than that which would be achieved by implementing the Structure Plan.

27.3.18 Objective - Orchard Road Structure Plan – An integrated public walking and cycling link is provided within the landscape strip and Building Restriction Area.

Comment [CB99]: Hearing Stream 12. ORHL (91) New objective and policies for structure plan at Orchard Road

Policies

27.3.18.1 Require the landscape strip and Building Restriction Area shown on the Orchard Road Structure Plan to provide a public walking/cycling link to adjoining land to the north and discourage fragmentation of this land.

Note: Discouraging fragmentation could be achieved by vesting the land that comprises the landscape strip and Building Restriction Area in Council.

27.3.19 Objective – West Meadows Drive Structure Plan – The integration of road connections between West Meadows Drive and Meadowstone Drive.

Comment [CB100]: Hearing Stream 12. Willowridge (249), Blennerhassett and Anderson (335) New Objective and policies

Policies

27.3.19.1 Enable subdivision which has a roading layout that is consistent with the West Meadows Drive Structure Plan.

27.3.19.2 Enable variances to the West Meadows Drive Structure Plan on the basis that the roading layout results in the western end of West Meadows Drive being extended to connect with the roading network and results in West Meadows Drive becoming a through-road.

27.4 Other Provisions and Rules

27.4.1 **District Wide**

Comment [RC101]: Relocated from Notified Rule 27.3.1 (page 9)

The rules of the zone the proposed subdivision is located within are applicable. Attention is drawn to the following District Wide chapters. All provisions referred to

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are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 Operative DP)	25 Earthworks (22 Operative DP)	26 Historic Heritage
28 Natural Hazards	29 Transport (14 Operative DP)	30 Utilities and Renewable Energy
31 Hazardous Substances (16 Operative DP)	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	Planning Maps	

27.4.2 Earthworks associated with subdivision

27.4.2.1 Earthworks undertaken for the development of land associated with any subdivision shall ~~not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but be~~ shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity ~~and in particular Rule 15.2.20.~~

27.4.3 Zones exempt from the Proposed District Plan and subdivision chapter

27.4.3.1 The following zones are not ~~subject to this part of the Proposed District Plan: stage 1 (at the date of notification: 26 August 2015) and the subdivision chapter shall not apply to the following:~~

- a Frankton Flats A Zone
- b Frankton Flats B Zone
- c Remarkables Park Zone
- d Mount Cardrona Station Zone
- e Three Parks Zone
- f Kingston Village Special Zone
- g Open Space Zone

Subdivision in the above zones is subject to the relevant provisions of Chapter 15 of the Queenstown Lakes Operative District Plan 2009.

Comment [RC102]: John Young for Remarkables Park Limited and Queenstown Park Limited

Comment [RC103]: John Young for Remarkables Park Limited and Queenstown Park Limited

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27.4.3.2 In addition, all the Special Zones within Chapter 12 of the operative District Plan, except as identified below, are excluded from the proposed District Plan subdivision chapter:

- a Jacks Point
- b Waterfall Park
- c Millbrook

27.5 Rules – Subdivision

27.5.1 All subdivision requires resource consent unless specified as a permitted activity. The abbreviations set out below are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

P	<u>Permitted</u>	C	<u>Controlled</u>
RD	<u>Restricted Discretionary</u>	D	<u>Discretionary</u>
NC	<u>Non Complying</u>	PR	<u>Prohibited</u>

Comment [RC104]: Consequential clarification provision related to the recommended changes to the rules and activity status.

	Boundary Adjustments	Activity status
27.5.2	<p>An adjustment to existing cross-lease or unit title due to an alteration to the size of the lot by alterations to the building outline, the conversion from cross-lease to unit title, the addition of an accessory building, or the relocation of accessory buildings providing the activity complies with all other provisions of the District Plan or has obtained a land use resource consent.</p> <p><u>In order to adhere to this rule a certificate of compliance must be issued under section 223(1)(b) of the Act.</u></p>	P

Comment [RC106]: Submissions 632.4, 636.11, 643.16, 688.10, 693.16, 702.13

Comment [RC105]: Submission 370.8

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	Boundary Adjustments	Activity status
27.5.3	<p>For boundary adjustment subdivision activities where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</p> <p>(i) <u>In the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location;</u></p> <p>(ii) <u>No new residential building platform shall be identified and approved as part of a boundary adjustment within Rural, Gibbston Character and Rural Lifestyle Zones;</u></p> <p>(iii) <u>No additional separately saleable lots are created;</u></p> <p>(iv) <u>The areas of the resultant lots comply with the minimum lot size requirement for the zone (where applicable); and</u></p> <p>(v) <u>Lots must be immediately adjoining each other.</u></p> <p><u>The matters over which the Council reserves control are:</u></p> <ul style="list-style-type: none"> • <u>The location of the proposed boundaries; including their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;</u> • <u>Boundary treatment;</u> • <u>Easements for existing and proposed access and services.</u> 	C

Comment [RC107]: Submissions 806.176, 806.190, 532.34, 534.35, FS1157.59, 535.35, 762.3, 763.15, 767.17 and 719.140

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	Boundary Adjustments	Activity status
27.5.4	<p>For boundary adjustments within Arrowtown's urban growth boundary and on involving any site that contains a heritage or any other protected item or schedule in the District Plan and in the case of Arrowtown within the urban growth boundary where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</p> <p>(i) <u>No additional separately saleable lots are created.</u></p> <p>(iii) <u>The areas of the resultant lots comply with the minimum lot size requirement for the zone.</u></p> <p><u>The matters over which the Council reserves control are:</u></p> <ul style="list-style-type: none"> • <u>The impact of the proposed subdivision on the heritage values of the protected item;</u> • In situations where lots are being amalgamated within the Medium Density Residential Zone and Low Density Residential Zone, the extent to which future development will • <u>The maintenance of the historic character of the Arrowtown Residential Historic Management Zone;</u> • <u>The location of the proposed boundaries, including their relationship to, existing buildings and vegetation patterns and existing or proposed accesses;</u> • <u>Boundary treatment;</u> • <u>Easements for access and services.</u> 	RD

Comment [RC108]: Submissions 672.23 and 688.19

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	Unit Title, Strata Title or Cross Lease Subdivision	Activity status
<u>27.5.5</u>	<p>Where land use consent is approved for a multi unit commercial or residential development, including visitor accommodation development and a unit title, strata-title or cross lease subdivision is undertaken in accordance with the approved land use consent, provided:</p> <p>i. <u>All buildings must be in accordance with an approved land use resource consent;</u></p> <p>ii. <u>All areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose.</u></p> <p>iii. <u>All service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.</u></p> <p>The matters over which the Council reserves control are:</p> <ul style="list-style-type: none"> • <u>the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;</u> • <u>the effects of infrastructure provision;</u> <p><u>For the purposes of clarity, this rule does not apply to fee simple subdivision of land where the intent is to subdivide a lot containing an approved land use consent for the above identified activities.</u></p>	C

	Subdivision Activities – District Wide	Activity status
<u>27.5.5</u> <u>27.5.6</u>	<p><u>All urban subdivision activities, unless otherwise stated, contained within urban areas identified within the District's Urban Growth Boundaries and including the following zones:</u></p> <ol style="list-style-type: none"> 1. <u>Low Density Residential Zones;</u> 2. <u>Medium Density Residential Zones;</u> 3. <u>High Density Residential Zones;</u> 4. <u>Town Centre Zones;</u> 5. <u>Arrowtown Residential Historic Management Zone;</u> 	RD

Comment [RC109]: Ferguson for Darby Planning LP et al

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6. Large Lot Residential Zones;
7. Local Shopping Centres;
8. Business Mixed Use Zones;
9. Queenstown Airport Mixed Use Zone - Queenstown.

Discretion is restricted to all of the following:

- Lot sizes, averages and dimensions in respect of internal roading design and provision, relating to access and service easements for future subdivision on adjoining land; including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use where Council would apply its discretion to the following situations:
 - (i) any requirement for widening, formation or upgrading of existing roads; and
 - (ii) any provisions relating to access and service easements for future subdivision on adjoining land, which may necessitate changes to lot size and dimensions.
- The extent to which the sSubdivision design and layout of Lots achieves the subdivision and urban design principles and outcomes set out in QLDC Subdivision Design Guidelines;
- Property access and roading;
- Esplanade provision;
- On site measures to address the risk of Nnatural and other hazards on land within the subdivision;
- Fire fighting water supply;
- Water supply;
- Stormwater design and disposal;
- Sewage treatment and disposal;
- Energy supply and telecommunications;
- Open space and recreation; and
- Ecological and natural values;
- Historic Heritage;
- Easements; and
- Bird strike and navigational safety.

Comment [SG110]: Consequential amendment due to recommended amendment to zone name.

Right of Reply dated 13 December 2016, Chapter 17.

Comment [RC111]: Submissions 370.6, 177.10

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	<p>For the avoidance of doubt, where a site is governed by a structure plan, spatial layout plan, or concept development plan that is identified in the District Plan and, where relevant, a comprehensive development plan approved pursuant to Rule 41.4.7, subdivision activities shall be assessed in accordance with Rule 27.7.1.</p>	
<p>27.5.6 27.5.7</p>	<p>All subdivision activities in the District’s Rural Residential and Rural Lifestyle Zones</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • In the Rural Lifestyle Zone the location of building platforms; • Lot sizes, averages and dimensions in respect of internal roading design and provision, relating to access and service easements for future subdivision on adjoining land; including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use where Council would apply its discretion to access and; <ul style="list-style-type: none"> (i) any requirement for widening, formation or upgrading of existing and proposed roads; and (ii) any provisions relating to access and service easements for future subdivision on adjoining land, which may necessitate changes to lot size and dimensions; • Subdivision design and lot layout; including: <ul style="list-style-type: none"> -the extent to which the design maintains and enhances rural living character, landscape values and visual amenity; -the extent to which the location of building platforms could adversely affect adjoining non residential land uses; -orientation of lots to optimise solar gain for buildings and developments; -the effects of potential development within the subdivision on views from surrounding properties; -In the case of the Makarora Rural Lifestyle Zone, the concentration or clustering of built form to areas with high potential to absorb development, while retaining areas which are more sensitive in their natural state; -In the Rural Residential Zone at the north end of Lake Hayes, whether and to what extent there is an opportunity to protect and restore wetland areas in order 	<p>RD</p>

Comment [MSOffice112]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Right of reply dated 24 February 2017, Chapter 41.

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	<p style="text-align: center;">to assist in reducing the volume of nutrients entering Mill Creek and Lake Hayes;</p> <ul style="list-style-type: none"> • <u>Property access and roading;</u> • <u>Esplanade provision;</u> • <u>On site measures to address the risk of natural and other hazards on land within the subdivision;</u> • <u>Fire fighting water supply;</u> • <u>Water supply;</u> • <u>Stormwater disposal;</u> • <u>Sewage treatment and disposal;</u> • <u>Energy supply and telecommunications;</u> • <u>Open space and recreation; and</u> • <u>Ecological and natural values;</u> • <u>Historic Heritage</u> • <u>Easements; and</u> • <u>Bird strike and navigational safety.</u> 	
<p>27.5.7</p> <p>27.5.8</p>	<p><u>Subdivision of land in any zone within the National Grid</u></p> <p><u>Subdivision Corridor where all allotments identify a building platform for the principal building and any dwelling to be located outside of the National Grid Yard.</u></p> <p>Discretion is restricted to all of the following:</p> <p>a) Whether the allotments are intended to be used for residential or commercial activity and whether there is merit with identifying a building platform to ensure future buildings are located outside the National Grid Yard.</p> <p>a) <u>Impacts on the operation, maintenance, upgrade and development of the National Grid.</u></p> <p>b) <u>The ability of future development to comply with NZECP34:2001.</u></p> <p>c) Technical details of the characteristics and risks on and from the National Grid infrastructure.</p> <p>c) The ability of the applicant to provide a complying building</p>	<p>RD</p>

Comment [RC113]: Submission 635.42 and further submission FS1301.12 and 805.95

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	<p>platform.</p> <p>c) <u>The location, design and use of any proposed building platform as it relates to the National Grid transmission line.</u></p> <p>e) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>f) Whether the subdivision would result in the planting of trees or shrubs in the vicinity of the National Grid transmission lines and the potential for effects on the operation and security of the national Grid Transmission Lines.</p>	
<u>27.5.9</u>	<p><u>Subdivision of land in any zone within 32 metres of the centre line of Electricity Sub-Transmission Lines identified on the planning maps.</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <p>a) <u>Impacts on the operation, maintenance, upgrade and development of Electricity Sub-Transmission Lines.</u></p> <p>b) <u>The ability of future development to comply with NZECP34:2001;</u></p> <p>c) <u>Effects on public health and safety;</u></p>	<u>RD</u>
<u>27.5.8</u> <u>27.5.10</u>	<p><u>All subdivision activities in the Rural General, and Gibston Character Zones and Airport Zone – Wanaka, and in the Open Space Landscape, Open Space Residential Amenity, and Homesite Activity Areas of the Jacks Point Zone, with the exception of unit title, strata-title or cross lease subdivision undertaken in accordance with Rule 27.5.5.</u></p>	<u>D</u>
<u>27.5.9</u> <u>27.5.11</u>	<p><u>The subdivision of land containing a heritage or any other protected item and scheduled in the District Plan. This rule does not apply to boundary adjustments under Rule 27.4.2.</u></p>	<u>D</u>
<u>27.5.10</u> <u>27.5.12</u>	<p><u>The subdivision of land identified on the planning maps as a Heritage Landscape.</u></p>	<u>D</u>
<u>27.5.14</u> <u>27.5.13</u>	<p><u>The subdivision of a site containing a known archaeological site, whether identified and scheduled in the District Plan or not.</u></p>	<u>D</u>
<u>27.5.12</u>	<p><u>Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan.</u></p>	<u>D</u>

Comment [SG114]: Right of reply dated 13 December 2016, Chapter 17.

Comment [SG115]: Right of reply dated 13 December 2016, Chapter 17.

Comment [MSOffice116]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Right of reply dated 24 February 2017, Chapter 41.

Comment [RC117]: Relocated from Notified Rule 27.5.1.4 (page 13)

Comment [RC118]: Relocated from Notified Rule 27.5.1.5 (page 13)

Comment [RC119]: Relocated from Notified Rule 27.5.1.6 (page 13)

Comment [RC120]: Relocated from Notified Rule 27.5.1.7 (page 13)

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27.5.14		
27.5.13 27.5.15	Within the Jacks Point Zone, subdivision that does not comply with the standards in Part 27.56 and location specific standards in part 27.87, excepteluding that the Hanley Downs part of the Jacks Point Zone, where the creation of lots less than 380m² minimum lot in size within the R(HD) Activity Area shall be assessed as a restricted discretionary activity RD under Rule 27.7.11.3.	D
27.5.14 27.5.16	Subdivision that does not comply with the standards in Part 27.6 5 and location specific standards in part 27.8 <u>with the exception of the Jacks Point Zone which is assessed pursuant to Rule 27.5.15.</u>	NC
27.5.15 27.5.17	The further subdivision of an allotment that has previously been used to calculate the minimum average densities for subdivision in the Rural Lifestyle Zone and Rural Residential Zone.	NC
27.5.15 27.5.18	The subdivision of land resulting in the division of a building platform.	NC
27.5.16 27.5.19	The subdivision of a residential flat from <u>a the residential unit it is ancillary to, except where this is permitted in the Low Density Residential Zone.</u>	NC
27.5.17 27.5.20	A subdivision under the Unit Titles Act where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.	NC
27.5.18 27.5.21	Any subdivision of land in any zone within the National Grid <u>Subdivision Corridor, which does not comply with matter of discretion (a) under Rule 27.5.8.</u>	NC
27.5.18 27.5.22	A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use resource consent.	D
27.5.23	<u>Subdivision that does not comply with the standards related to servicing and infrastructure under Rule 27.7.15.</u>	NC
27.5.24	<u>Subdivision that does not comply with the standards related to building platforms; the dimensions of site; lots created for access; subdivision associated with residential development on site less than 450m² in the Low Density Residential Zone; and subdivision associated with infill development under Rules 27.7.12, 27.7.13, and 27.7.14</u>	NC

Comment [RC122]: Relocated from Notified Rule 27.4.2(a) (page 10)

Comment [MSOffice121]: Non substantive to improve legibility only.
Right of reply dated 24 February 2017, Chapter 41.

Comment [RC124]: Relocated from Notified Rule 27.4.2(a) (page 10)

Comment [RC123]: Consequential amendments as a consequence of Redrafted Rule 27.6, which specifically lists non-complying activities

Comment [RC125]: Relocated from Notified Rule 27.4.2(b) (page 10)

Comment [RC126]: Relocated from Notified Rule 27.4.2(c) (page 10)

Comment [RC128]: Relocated from Notified Rule 27.4.2(d) (page 10)

Comment [RC127]: Submission 453.24

Comment [RC129]: Relocated from Notified Rule 27.4.2(e) (page 10)

Comment [RC130]: Submission 805.95

Comment [RC131]: Relocated from Notified Rule 27.4.2(f) (page 10)

Comment [MSOffice132]: Notified Rule 27.4.2 which clarified that a breach of these standards was non-complying, is missing in the right of reply recommended revised chapter 27 and needs to be re-instated as this is considered to be an unintended / formatting error.

Right of reply dated 24 February 2017, Chapter 41.

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~~27.4.1 All subdivision activities are discretionary activities, except otherwise stated:~~

~~27.4.2 The following shall be non-complying activities:~~

- ~~a Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a discretionary activity.

 - i. ~~Jacks Point Zone~~~~
- ~~b The further subdivision of an allotment that has previously been used to calculate the minimum average densities for subdivision in the Rural Lifestyle Zone and Rural Residential Zone.~~
- ~~c The subdivision of a building platform.~~
- ~~d The subdivision of a residential flat from the residential unit it is ancillary to, except where this is permitted in the Low Density Residential Zone.~~
- ~~e A subdivision under the Unit Titles Act where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.~~
- ~~f For avoidance of doubt, a Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use resource consent shall be a discretionary activity.~~

Comment [RC133]: Relocated into redrafted Rule 25.5, as per Submissions 632.4, 636.11, 643.16, 688.10, 693.16, 702.13

~~27.4.3 The following shall be Restricted Discretionary activities:~~

- ~~a Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. Discretion is restricted to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7.~~

Comment [RC134]: Rule changed to controlled status and relocated to Redrafted Rule 27.7 (page 27-25 below)

27.6 Rules - Standards for Subdivision Activities

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

As per those submitters seeking a controlled activity status where subdivision is undertaken in accordance with a structure plan.

Comment [RC135]: Relocated from Notified Rule 27.5.1 (page 11)

Zone		Minimum Lot Area
Town Centres		No minimum
Local Shopping Centre		No minimum
Business Mixed Use		200m ²

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Zone		Minimum Lot Area
Airport Mixed Use		No minimum
Industrial	Industrial A	200m ²
	Industrial B	1000m ² Except that the minimum lot size shall be 200m ² where the subdivision is part of a complying combined land use/ subdivision consent application or where each lot to be created, and the original lot, all contain at least one business unit.
Residential	High Density	450m ²
	Medium Density	250m ²
	Low Density	450m ² <u>Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary</u> 600m ²
	Queenstown Heights Sub Zone	1500m ²
	Arrowtown Residential Historic Management Zone	800m ²
	Large Lot Residential A	4000m ² 2000m ² in the following locations: Between Studholme Road and Meadowstone Drive
	Large Lot Residential B	2000m ²
Township	Makarora	1000m ²
	Kingston	800m ²
	Glenorchy	800m ²
	Lake Hawea	800m ²
	Luggate	800m ²
	Kinloch	800m ²

Comment [RC136]: Outside of scope of Stage 1 Zones

Comment [RC137]: Submission 433.99

Comment [SG138]: Non-substantive amendment for consistency.
[Right of Reply dated 11 November 2016, Chapter 10](#)

Comment [SG139]: [Submission 166](#)
[Right of Reply dated 11 November 2016, Chapter 11](#)

Comment [SG140]: [Submission 166](#)
[Right of Reply dated 11 November 2016, Chapter 11](#)

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Zone		Minimum Lot Area
	Albert Town	600m ²
	Riverside Stage 6 Subzone A	50-55% of lots will be developed to a minimum area of 400m ² Average lot size: 600m ² Maximum lot size: 800m ²
	Riverside Stage 6 Subzone B	Average lot size: 800m ² (minimum 700m ² , maximum 1000m ²)
	Riverside Stage 6 Subzone C	Minimum 1,000m ² , maximum 2000m ²
Rural	Rural. Gibbston Character. Hydro Generation.	No minimum
Rural Lifestyle	Rural Lifestyle	One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.
	Rural Lifestyle at Makarora.	No minimum, providing the average lot size is not less than 2 hectares.
	Rural Lifestyle Deferred A and B.	No minimum, but each of the two parts of the zone identified on the planning map shall contain no more than two allotments.
	Rural Lifestyle Buffer.	The land in this zone shall be held in a single allotment
Rural Residential	Rural Residential	4000m ²
	Rural Residential Bob's Cove sub-zone	No minimum, providing the total lots to be created, inclusive of the entire area within the zone shall have an average of 4000m ²

Comment [RC141]: Outside of scope of Stage 1 Zones

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Zone		Minimum Lot Area
	Rural Residential Ferry Hill Subzone	4000m ² with no more than 17 lots created for residential activity
	<u>Rural Residential Zone at the north of Lake Hayes</u>	<u>4000m² provided that the total lots to be created by subdivision, including balance lots, shall not be less than an 8,000m² lot average.</u>
	<u>Rural Residential A</u>	<u>2000m²</u>
Jacks Point	Residential Activity Areas	380m ²
	<u>FP-1 Activity Area</u>	<u>4000m² Average 2ha</u>
	<u>FP-2 Activity Area</u>	<u>2 hectares Average 40ha</u>
	<u>All other Activity Areas</u>	Subdivision shall comply with the average density requirements set out in Rule 41.5.9.8. <u>To enable this to be assessed, all subdivision applications shall identify all lots that are intended to be developed as medium density residential development (pursuant to rule 41.4.6) and provide an overall maximum residential unit yield for the subdivision.</u>
	<u>Rural Living (RL) Activity Area</u>	<u>No minimum, provided the lot average achieved over the whole RL Activity Area is at least 4,000m²</u>
Millbrook		No minimum
Waterfall Park		No minimum

Comment [RC142]: Submission 26.3

Comment [CB143]: Hearing Stream 12. Battson (460), Van Riel (462), Rogers (1139)

Comment [RC144]: Submission 762.4.
Right of reply dated 24 February 2017, Chapter 41.

Comment [MSOffice145]: Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), and Margaret Joans Williams (605)
Right of reply dated 24 February 2017, Chapter 41.

Comment [MSOffice146]: Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), and Margaret Joans Williams (605).
Right of reply dated 24 February 2017, Chapter 41.

27.7 Rules – Zone and Location Specific Standards

	Zone Specific Standards	Activity status
27.7.1	<u>Except subdivision of the Open Space Activity Areas of the Jacks Point Zone, subdivision undertaken in accordance with a structure plan, spatial layout plan, or</u>	C

Comment [MSOffice147]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).
Right of reply dated 24 February 2017, Chapter 41.

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Zone Specific Standards	Activity status
<p><u>concept development plan that is identified in the District Plan and in accordance with a comprehensive development plan approved pursuant to Rule 41.4.7</u></p> <p>Control is restricted to all of the following:</p> <ul style="list-style-type: none"> • The extent to which the subdivision is consistent with the relevant location specific objectives and policies in part 27.3; • Lot sizes, averages and dimensions; • Subdivision design, lot configuration, roading patterns (including footpaths and walkways) in accordance with the applicable structure plan or spatial layout plan; • The extent to which the subdivision design achieves the subdivision and urban design outcomes set out in QLDG Subdivision Design Guidelines; • Property access and roading; • Landscaping and vegetation; • Heritage, where applicable; • Esplanade provision; • Natural and other hazards; • Fire fighting water supply; • Water supply; • Stormwater design and disposal; • Sewage treatment and disposal; • Energy supply and telecommunications; • Open space and reserves; • Easements; and • Ecological and natural values • Opportunities for enhancement of ecological and natural values; • Provision for internal walkways, cycle ways and pedestrian linkages; • The nature, scale and adequacy of environmental protection measures associated with earthworks. 	

Comment [MSOffice148]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605) and JPROA (765).

Right of reply dated 24 February 2017, Chapter 41.

Comment [RC149]: Submission points 456.30, 632.63, 696.20 and FS1097.638

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	Zone Specific Standards	Activity status
27.7.2	<p>In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision in accordance with the principal roading layout depicted in the Kirimoko Structure plan shown in part 27.14, the following additional matters of control shall be had regard to:</p> <ul style="list-style-type: none"> • <u>Consistency with the Kirimoko Structure Plan;</u> • <u>Subdivision design and roading layout;</u> • <u>The provision and location of walkways and the green network;</u> • <u>The protection of native species as identified on the structure plan as green network.</u> • Any earthworks required to create any road, vehicle accesses, of building platforms or modify the natural landform; • The design of the subdivision including lot configuration and roading patterns and design (including footpaths and walkways); • Creation and planting of road reserves; • The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13; • The protection of native species as identified on the structure plan as green network. 	C
27.7.3	<p>In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision in accordance with the Ferry Hill Concept Development Plan shown in part 22.7.2, the following additional matters of control shall be had regard to:</p> <ul style="list-style-type: none"> • <u>Consistency with the Ferry Hill Concept Development Plan; and</u> • <u>The number, location and design of access points;</u> • The subdivision design has had regard to m Minimising the number of accesses to roads; • The location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the 	C

Comment [RC150]: Relocated from Notified Rule 27.7.3.1 (page 27-16)

Comment [RC151]: Submission 656.2

Comment [RC152]: Submission 656.2

Comment [RC153]: Relocated from Notified Rule 27.7.3.1 (page 27-16)

Comment [RC154]: Submission 383.50

Comment [RC155]: Submission 383.50

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	Zone Specific Standards	Activity status
	<p>land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;</p> <ul style="list-style-type: none"> • The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 (as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone); • The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road. 	
27.7.4	<p>In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision in accordance with the Jacks Point Zone Structure Plan identified in 41.7, the following additional matters of control shall be had regard to:</p> <ul style="list-style-type: none"> • <u>Consistency with the Jacks Point Zone Structure Plan;</u> • <u>Traffic generation effects, including the effects on the safety and efficiency of the State Highway 6 road network at any intersections with the Jacks Point Zone.</u> • <u>The diversity of residential lot sizes and the location of lots identified for medium density residential development, relative to open space and primary roads, and existing or practical future public transport routes</u> • <u>With regard to any subdivision within the Rural Living (RL) Activity Area</u> <ul style="list-style-type: none"> - <u>The location of residential building platforms on each lot</u> - <u>Landscape values</u> - <u>Effects on the distinctive rocky outcrops</u> - <u>Minimising disturbance to native vegetation</u> • The provision of public access routes, primary, secondary and key road connections. • Within the R(HD) Activity Areas, the extent to which the structure plan provides for the following matters: 	C

Comment [RC156]: Relocated from Notified Policy 27.7.6.1 (page 16)

Comment [MSOffice157]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners.

Right of reply dated 24 February 2017, Chapter 41.

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Zone Specific Standards	Activity status
<ul style="list-style-type: none"> i. The development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area. ii. Mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu. iii. Road and street designs. iv. The location and suitability of proposed open spaces. v. Management responses to remove wilding trees. • Within the R(HD-SH) Activity Areas, the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6. • Within the R(HD) Activity Area, the creation of sites sized between 380m² and 550m², without limiting any other matters of control that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over: <ul style="list-style-type: none"> i. Building setbacks from boundaries. ii. Location and heights of garages and other accessory buildings. iii. Height limitations for parts of buildings, including recession plane requirements. iv. Window locations. v. Building coverage. vi. Roadside fence heights. • Within the OS Activity Areas shown on the Jacks Point Zone Structure Plan, measures to provide for the establishment and management of open space, including native vegetation. • Within the R(HD) A-E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees). • In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area: <ul style="list-style-type: none"> b. The extent to which such sites are configured: 	

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	Zone Specific Standards	Activity status
	<p style="text-align: center;">i. with good street frontage.</p> <p style="text-align: center;">ii. to enable sunlight to existing and future residential units.</p> <p style="text-align: center;">iii. To achieve an appropriate level of privacy between homes.</p> <p style="text-align: center;">c. The extent to which parking, access and landscaping are configured in a manner which:</p> <p style="text-align: center;">i. minimises the dominance of driveways at the street edge.</p> <p style="text-align: center;">ii. provides for efficient use of the land.</p> <p style="text-align: center;">iii. maximises pedestrian and vehicular safety.</p> <p style="text-align: center;">iv. addresses nuisance effects such as from vehicle lights.</p> <p style="text-align: center;">d. The extent to which subdivision design satisfies:</p> <p style="text-align: center;">i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.</p> <p style="text-align: center;">ii. Whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.</p>	
27.7.5	Peninsula Bay	
27.7.5.1	<p>Subdivision or development within the Low Density Residential Zone at Peninsula Bay which is consistent with an Outline Development Master Plan that has been lodged with and approved by the Council.</p> <p><u>The matters over which the Council reserves control are:</u></p> <ul style="list-style-type: none"> • <u>The matters of control listed under Rule 27.7.1; and</u> • <u>Landscape and visual effects</u> 	C

Comment [RC158]: Relocated from Notified Rule 27.7.14.2 (page 20)

Comment [RC159]: Consequential amendment as a consequence of Location Specific Rules under Redrafted Rule 27.7.1

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	Zone Specific Standards	Activity status
27.7.6	Subdivision or development within the Low Density Residential Zone at Peninsula Bay which is inconsistent with an Outline Development Master Plan that has been lodged with and approved by the Council.	NC
27.7.7	Kirimoko	NC
27.7.7.1	<ul style="list-style-type: none"> i. Any subdivision that does not comply with the principal roading layout and reserve network depicted in the Kirimoko Structure Plan shown in Part 27.4315 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties). ii. Any subdivision of land zoned Rural proposed to create a lot entirely within the Rural Zone, to be held in a separate certificate of title. iii. Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot that has included in its legal boundary land zoned Rural General. 	
27.7.8	Bob's Cove Rural Residential sub-zone	NC
27.7.8.1	<p>Activities that do not meet the following standards:</p> <ul style="list-style-type: none"> i. Boundary Planting – Rural Residential sub-zone at Bobs Cove: <ul style="list-style-type: none"> a. Within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and b. Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected. ii. Development Areas and Undomesticated Areas within the Rural Residential sub-zone at Bob's Cove: <ul style="list-style-type: none"> a. Within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as 	

Comment [RC160]: Relocated from Notified Rule 27.8.2.1 (page 24)

Comment [RC161]: Relocated from Notified Rule 27.8.3.1 to 27.8.3.3 (page 24)

Comment [RC162]: Relocated from Notified Rule 27.8.5.1 and 27.8.5.2 (page 24/25)

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	Zone Specific Standards	Activity status
	<p>undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council.</p> <ul style="list-style-type: none"> ⓑ At least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council. ⓒ The remainder of the area shall be deemed to be the 'development area' and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council. ⓓ The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and ⓔ This area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title of the lots. ⓕ Any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council. 	
27.7.9	Ferry Hill Rural Residential sub-zone	
27.7.9.1	Any subdivision of the Ferry Hill Rural Residential sub-zone that is inconsistent with the subdivision design as identified in the Concept Development Plan for the Ferry Hill Rural	NC

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	Zone Specific Standards	Activity status
27.7.9.2	<p>Residential sub-zone.</p> <p>Activities that do not meet the following standards:</p> <ul style="list-style-type: none"> i. Retention of Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone which shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on the Concept Development Plan. ii. Any application for subdivision consent shall: <ul style="list-style-type: none"> a Provide for the creation of the landscape allotments(s) referred to in rule 27.8.6.2 above; b Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in rule 27.6.9.2(i) 27.7.9.2(i) above; c Be accompanied by a Landscape Plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape Plan shall ensure: <ul style="list-style-type: none"> i. That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner that enhances naturalness; and ii. That residential development is subject to screening along Tucker Beach Road, iii. Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses. iv. Plantings elsewhere may include maple as well as indigenous species. v. The on-going maintenance of plantings established in terms of rule 27.8.6.3 above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the 	<p>NC</p>

Comment [RC163]: Relocated from Notified Rule 27.8.6.1 to 27.8.6.8 (page 25/26)

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	Zone Specific Standards	Activity status
	<p>title and deemed to be a covenant pursuant to section 221(4) of the Act.</p> <p>vi. Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.</p> <p>vii. Any subdivision of Lots 1 and 2DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural General and identified on the planning maps as a building restriction area. The condition shall be subject to a consent notice that is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.</p>	
27.7.10	Ladies Mile	
27.7.10.1	<p>i. Subdivision of land situated south of State Highway 6 (“Ladies Mile”) and southwest of Lake Hayes that is zoned Low Density Residential or Rural Residential as shown on the Planning Maps and that does not meet the following standards:</p> <p style="margin-left: 20px;">a The landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.</p> <p style="margin-left: 20px;">b No separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas adjoining the land subject to the application for subdivision consent.</p>	NC
27.7.11	Jacks Point	
	Subdivision Activity failing to comply with the Jacks Point	D

Comment [RC164]: Relocated from Notified Rule 27.8.7.1 (page 26)

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	Zone Specific Standards	Activity status
27.7.11.1	<p>Structure Plan located within Chapter 41.7. For the purposes of interpreting this rule, the following shall apply:</p> <ul style="list-style-type: none"> a. A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable; b. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey; e. Subdivision shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable; d. The boundaries of Open Spaces Activity Areas are indicative and may be varied by up to 20 m. Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process. 	
27.7.11.2	<p>Subdivision failing to comply with standards for the Jacks Point Zone Conservation Lots.</p> <ul style="list-style-type: none"> i. Within the Farm Preserve 1 (FP 1) Activity Area, any subdivision shall: <ul style="list-style-type: none"> a. Provide for the creation and management of open space, which may include native re-vegetation, within the "open space" areas shown on the Structure Plan, through the following: <ul style="list-style-type: none"> ii. The creation of a separate lot that can be transferred into the ownership of the body responsible for the management of the open space land within the zone; or iii. Held within private ownership and protected by way of a covenant registered on the relevant title protecting that part of the site from any future building development. 	RD
27.7.11.3	<p>Subdivision that failing to comply with the 380m² minimum lot size for subdivision within the Hanley Downs Residential Activity Areas of the Jacks Point Zone.</p>	RD

Comment [SG165]: RCL (632).
 Right of Reply dated 24 February 2017, Chapter 41

Comment [SG166]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Margaret Joans Williams (605), the Jacks Point Landowners, and Tim and Paula Williams (601).
 Right of Reply dated 24 February 2017, Chapter 41

Comment [RC167]: Submission 762.7
 Right of Reply dated 24 February 2017, Chapter 41

Comment [SG168]: Non substantive: amended wording for improved legibility and consistency.
 Right of Reply dated 24 February 2017, Chapter 41

Comment [RC169]: D Wells for RCL

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Zone Specific Standards	Activity status
<p>For Rules 27.7.11.2 and 27.7.11.3 Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> i. <u>Subdivision design</u> ii. <u>Traffic generation</u> including effects on the safety and efficiency of the State Highway 6 road network at any intersections with the Jacks Point Zone; iii. <u>Access; and</u> iv. <u>Landscape and visual effects; and</u> v. <u>The design controls proposed to be secured through appropriate legal mechanisms, including in relation to building bulk and location, roadside fencing, window heights and locations, effects on the amenity of adjacent sites, and landscaping;</u> vi. <u>The visibility of future development from State Highway 6 and Lake Wakatipu.</u> vii. <u>Traffic; access.</u> viii. <u>Maintenance or enhancement of nature conservation values.</u> ix. <u>The diversity of lot sizes and the location of medium density residential development sites.</u> x. <u>Creation of open space and infrastructure, in a location and of a size and form that is appropriate to the proposed lot sizes and resultant residential density being enabled by the subdivision.</u> <p>Every allotment created within the RL Activity Area for the purposes of containing residential activity shall:</p> <p><u>27.7.11.4</u></p> <ul style="list-style-type: none"> i) <u>Identify one building platform of not less than 70m² in area and not greater than 1000m² in area and this shall be registered on the relevant Computer Register; and</u> ii) <u>Provide a landscape and ecological management strategy for the whole Activity Area, which shall:</u> <ul style="list-style-type: none"> • <u>provide for at least 1.6 hectares (being an average of 25% per lot) of native revegetation; and</u> • <u>be designed to be comprehensively applied across the activity areas and building on existing vegetation communities within the area; and</u> 	<p>NC</p>

Comment [MSOffice170]: Jacks Point Residential No. 2 (762), RCL (855), NZTA (719), Scope Resources (342), and the Jardine Family Trust and Remarkables Station Limited (715).
Right of reply dated 24 February 2017, Chapter 41.

Comment [SG171]: Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605), and Jacks Point Landowners.
Right of reply dated 24 February 2017, Chapter 41.

Comment [MSOffice172]: Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605), and Jacks Point Landowners.
Right of reply dated 24 February 2017, Chapter 41.

Comment [RC173]: Relocated from Notified Rule 27.8.9.1 and 27.8.9.2 (page 27)

Comment [MSOffice174]: The wording of this rule and rule 27.7.11.6 is consistent with the equivalent rule (27.7.12.1) that relates to the rural and rural lifestyle zones.
Right of reply dated 24 February 2017, Chapter 41.

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	Zone Specific Standards	Activity status
27.7.11.5	<ul style="list-style-type: none"> be co-ordinated with vehicle access and the location of building platforms. <p>Within the Open Space Golf Activity Area, any Design Guidelines relating to the Preserve shall be given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council</p> <p>Discretion is restricted to the effects of building, lighting, earthworks, and landscaping on landscape and amenity values</p> <p>Every allotment created within the Open Space Golf Activity Area for the purposes of containing residential activity shall contain at least one Homesite Activity.</p>	RD
27.7.11.6		D
27.7.12	Any subdivision of the Millbrook Resort Zone that is inconsistent with the Millbrook Resort Zone Structure Plan specified in part 43.7.	D
27.7.13	<p>Orchard Road</p> <p>Subdivision which is consistent with the Orchard Road Structure Plan in part 27.14.</p> <p>The matters over which Council reserves control are:</p> <ul style="list-style-type: none"> The matters of control listed under Rule 27.7.1; Consistency with the Orchard Road Structure Plan; Roading layout; The number, location and design of access points from Orchard Road and access points to adjoining land within the Wanaka Urban Growth Boundary; Landscaping, including species and density of plantings; and Public cycling/walking track. 	C
27.7.14	<p>West Meadows Drive</p> <p>Subdivision which is consistent with the West Meadows Drive Structure Plan in part 27.14.</p>	C

Comment [MSOffice175]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners.

Right of reply dated 24 February 2017, Chapter 41.

Comment [SG176]: Right of reply dated 24 February 2017, Chapter 43

Comment [RC177]: New Redrafted rule added as there does not appear to be any rule governing non-compliance with Millbrook Resort Zone structure plan.

Comment [CB178]: Hearing Stream 12. ORHL (91)

Comment [CB179]: Hearing Stream 12. Willowridge (249), Blennerhassett and Anderson (335)

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	Zone Specific Standards	Activity status
	<p><u>The matters over which Council reserves control are:</u></p> <ul style="list-style-type: none"> • <u>The matters of control listed under Rule 27.7.1;</u> • <u>Consistency with the West Meadows Drive Structure Plan; and</u> • <u>Roading layout.</u> 	
27.7.15	<u>Subdivision that is inconsistent with the Orchard Road Structure Plan or the West Meadows Drive Structure Plan specified in part 27.14.</u>	D

Comment [CB180]: Hearing Stream 12. Willowridge (249), Blennerhasset and Anderson (335)

27.7.15.1 In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m² in area and not greater than 1000m² in area.

- a Rural Zone.
- b Gibbston Character Zone.
- e Rural Lifestyle Zone.

Comment [MSOffice181]: I note that notified 27.7.4.2, which refers to 27.7.12 – 27.7.14, was inadvertently removed from the reply version of this chapter and has been reinstated it at 27.5.24 above.

27.7.15.2 The dimensions of sites in the following zones, other than for access, utilities, reserves or roads, shall be able to accommodate a square of the following dimensions:

Comment [RC182]: Relocated from Notified Rule 27.5.1.1 (page 12)

Comment [RC183]: Relocated from Notified Rule 27.5.1.2 (page 13)

Zone		Minimum Dimension (m = metres)
Residential	Medium Density	12m x 12m
	Large Lot Urban	30m x 30m
	Township and All others	15m x 15m
Rural Residential	Rural Residential (inclusive of sub-zones)	30m x 30m

27.7.15.3 Lots created for access, utilities, roads and reserves shall have no minimum size.

Comment [RC184]: Relocated from Notified Rule 27.5.1.3 (page 13)

~~27.5.1.4 The subdivision of land containing a heritage or any other protected item and scheduled in the District Plan shall be a Discretionary activity.~~

~~27.5.1.5 The subdivision of land identified on the planning maps as a Heritage Landscape.~~

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~~27.5.1.6~~ The subdivision of a site containing a known archaeological site, whether identified and scheduled in the District Plan or not, shall be a discretionary activity.

~~27.5.1.7~~ Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan shall be a Discretionary activity.

27.7.16 Subdivision associated with infill development

a The specified minimum allotment size in Rule 27.5.6.1, and minimum dimensions in Rule ~~27.5.1.2~~ 27.7.12.2 shall not apply in the: High Density Residential Zone, Medium Density Residential Zone and Low Density Residential Zone

(a) High Density Residential Zone (limited to unit title, strata title or cross lease subdivisions);

(b) Medium Density Residential Zone; and

(c) Low Density Residential Zone;

where each allotment to be created, and the original allotment, all contain at least one established residential unit (established meaning a Building Code of Compliance Certificate has been issued or alternatively where a Building Code of Compliance Certificate has not been issued, construction shall be completed to not less than the installation of the roof).

27.7.17 Subdivision associated with residential development on sites less than 450m² in the Low Density Residential Zone

27.7.17.1 In the Low Density Residential Zone, the specified minimum allotment size in Rule 27.5.6.1 shall not apply in cases where the residential units are not established, providing;

~~a~~ ~~A certificate of compliance is issued for a residential unit(s) or;~~

~~b-a~~ A resource consent has been granted for a residential unit(s).

In addition to any other relevant matters, ~~prior to certification under S224(e),~~ pursuant to s221 of the Act, the consent holder shall register ~~on the certificate of title~~ on the computer freehold register of the applicable allotments:

~~e a~~ That the construction of any residential unit shall be undertaken in accordance with the applicable certificate of compliance or resource consent (applies to the additional undeveloped lot to be created).

~~d b~~ The maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).

~~e c~~ There shall be not more than one residential unit per lot (applies to all lots).

Comment [RC185]: Transferred into Redrafted Rule Table 27.5.

Comment [RC186]: Relocated from Notified Rule 27.5.2 (page 13)

Comment [SG187]: Summary of Evidence and Response to Additional Submissions on Subdivision Provisions dated 7 October 2016, Chapter 9

Comment [RC188]: Submission 370.7, 453.4, 453.5, 166.11, 169.9, 389.1, and 389.1

Comment [RC189]: Relocated from Notified Rule 27.5.3 (page 13)

Comment [SG190]: Consequential change as a result of redraft Rule 7.4.10.
Right of Reply dated 11 November 2016, Chapter 7.

Comment [RC191]: D White for Paterson Pitts Limited

Comment [SG192]: Consequential renumbering as a result of recommended amendments to redraft Rule 7.4.10.

Right of Reply dated 11 November 2016, Chapter 7.

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27.7.17.2 Rule 27.7.14.1 shall not apply to the Low Density Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary.

Comment [RC193]: Submission 433.97 and 433.98

27.7.18 **Standards related to servicing and infrastructure**

Comment [RC194]: Relocated from Notified Rule 27.5.4 (page 14)

Water

27.7.18.1 All lots, other than lots for access, roads, utilities and reserves except where irrigation is required, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:

To a Council or community owned and operated reticulated water supply:

a All Residential, Industrial, Business, Town Centre Corner Shopping Centre, and Airport Mixed Use Zone.

~~b Township Zones at Lake Hawea, Albert Town, Luggate, Glenorchy and Kingston.~~

b Rural-Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes.

dc Resort Zone, Millbrook and Waterfall Park.

Comment [RC195]: Outside of scope of Stage 1 Zones, therefore recommended for deletion by section 42a officer

Comment [RC196]: Relocated from Notified Rule 27.5.4.1 (page 14)

27.7.18.2 Where any reticulation for any of the above water supplies crosses private land, it shall be accessible by way of easement to the nearest point of supply.

Comment [RC197]: Relocated from Notified Rule 27.5.4.2 (page 14)

27.7.18.3 Where no communal owned and operated water supply exists, all lots other than lots for access, roads, utilities and reserves, shall be provided with a potable water supply of at least 1000 litres per day per lot.

Comment [RC198]: Relocated from Notified Rule 27.5.4.3 (page 14)

27.7.18.4 Telecommunication reticulation to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves).

Comment [RC199]: Submission 179.13, 191.11, 781.12.

27.8 Rules - Exemptions

27.8.1 **The following activities are permitted and shall not require resource consent.**

~~27.8.1.1 An adjustment to existing cross lease or unit title due to an alteration to the size of the lot by alterations to the building outline, the conversion from cross lease to unit title, the addition of an accessory building, or the relocation of accessory buildings providing the activity complies with all other provisions of the District Plan or has obtained resource consent.~~

Comment [RC200]: Transferred into Redrafted Rule Table 27.5 (Rule 27.5.2)

27.8.1.1 The following activities shall not be considered for the provision of Esplanade reserves or strips:

a Activities that qualify as exempt under rules (27.8.1 ~~6.1.4~~) above.

Comment [RC201]: Consequential amendment

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- b Where a proposed subdivision arises solely due to land being acquired or a lot being created for a road designation, utility or reserve, then section 230 of the Act shall not apply.

Comment [RC202]: Relocated from Notified Rule 27.6.1.2 (page 15)

~~27.7 Location-specific objectives and policies and provisions methods~~

~~In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.~~

Comment [RC203]: Relocated to renumbered 27.3 – Location specific objectives and policies

~~27.7.1 Objective – Peninsula Bay, Ensure effective public access is provided throughout the Peninsula Bay land.~~

~~Policies~~

~~27.7.1.1 Ensure that before any subdivision or development occurs within the Peninsula Bay Low Density Residential Zone, a subdivision consent has been approved confirming easements for the purposes of public access through the Open Space Zone.~~

~~27.7.1.2 Within the Peninsula Bay site, to ensure that public access is established through the vesting of reserves and establishment of easements prior to any further subdivision.~~

~~27.7.1.3 Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality recreation resource, with excellent linkages, and opportunities for different community groups.~~

~~In addition to the above, refer: Open Space Zone Objective 2, Part 20 of the Operative District Plan.~~

Comment [RC204]: Relocated to Renumbered Objective 27.3.1 and Policies 27.3.1.1 to 27.3.1.3

Comment [RC205]: Validity issues with referring to the Operative District Plan in the PDP

~~27.7.2 Objective – Kirimoko, Wanaka – To create a liveable urban environment that achieves best practice in urban design; the protection and incorporation of landscape and environmental features into the design of the area; and high quality built form.~~

~~Policies~~

~~27.7.2.1 Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.~~

~~27.7.2.2 Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.~~

~~27.7.2.3 Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies (all zoned Low Density Residential) and that visually sensitive areas such as the spurs are left undeveloped (building line restriction area).~~

~~27.7.2.4 Ensure the provision of open space and community facilities that are suitable for the whole community and that are located in safe and accessible areas.~~

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~~27.7.2.5~~ Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.

~~27.7.2.6~~ Provide for road and walkway linkages to neighbouring developments.

~~27.7.2.7~~ Ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.

~~27.7.2.8~~ Minimise Avoid disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.

~~27.7.2.9~~ Design for stormwater management that minimises run off and recognises stormwater as a resource through re-use in open space and landscape areas.

~~27.7.2.10~~ Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.

~~27.7.3~~ **Kirimoko Structure Plan – Matters of Discretion for Restricted Discretionary Activities**

~~27.7.3.1~~ In order to achieve Objective 27.7.2 and policies 27.7.2.1 to 27.7.2.10, when assessing any subdivision in accordance with the principal roading layout depicted in the Kirimoko Structure plan shown in part 27.13, in accordance with rule 27.8.2, particular regard shall be had to the following:

- ~~i.~~ Any earthworks required to create any vehicle accesses of building platforms;
- ~~ii.~~ The design of the subdivision including lot configuration and roading patterns;
- ~~iii.~~ Creation and planting of road reserves;
- ~~iv.~~ The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;
- ~~v.~~ The protection of native species as identified on the structure plan as green network;

~~27.7.4~~ **Objective – Large Lot Residential Zone between Studholme Road and Meadowstone Drive – Ensure protection of landscape and amenity values in recognition of the zone’s low density character and transition with rural areas be recognised and protected.**

Policies

~~27.7.4.1~~ Have regard to the impact of development on landscape values of the neighbouring rural areas and features of these areas, with regard to minimising the prominence of housing on ridgelines overlooking the Wanaka township.

Comment [RC206]: Relocated to Renumbered Objective 27.3.2 and Policies 27.3.2.1 to 27.3.2.10 (redrafted page 10).

Comment [RC207]: Transferred into Zone Specific Rule Table 27.7 as matters of control under redrafted Rule 27.7.2 (redrafted page 27).

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~~27.7.4.2 Subdivision and development within land identified as 'Urban Landscape Protection' by the 'Wanaka Structure Plan 2007' shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.~~

Comment [RC208]: Relocated to Renumbered Objective 27.3.3 and Policies 27.3.3.1 to 27.3.3.12 (redrafted page 11).

~~27.7.5 Objective – Bob's Cove Rural Residential Zone (excluding sub-zone) – Recognise the special character of the Bob's Cove Rural Residential Zone is recognised and provided for.~~

Policies

~~27.7.5.1 Have regard to the need to provide for street lighting in the proposed subdivision. If street lighting is required in the proposed subdivision to satisfy the Council's standards, then in order to maintain the rural character of the zone, the street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on the night sky.~~

Comment [RC209]: Relocated to Renumbered Objective 27.3.4 and Policy 27.3.4.1 (redrafted page 11).

~~27.7.6 Objective – Ferry Hill Rural Residential Sub Zone – Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone.~~

Comment [RC210]: Relocated to Renumbered Objective 27.3.5 (redrafted page 11).

Policies

~~27.7.6.1 At the time of considering a subdivision application, the following matters shall be had particular regard to:~~

- ~~vi. The subdivision design has had regard to minimising the number of accesses to roads;~~
- ~~vii. the location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;~~
- ~~viii. The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone;~~
- ~~ix. The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.~~

Comment [RC211]: Transferred into Zone Specific Rule Table as matters of control under Redrafted Rule 27.7 (Rule 27.7.3)

~~27.7.7 Objective – Makarora Rural Lifestyle Zone – The avoidance or mitigation of the effects of natural hazards and the maintenance and enhancement of landscape character, visual amenity and nature conservation values are maintained or enhanced.~~

Policies

Natural Hazards

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~~27.7.7.1 Particular regard shall be had to the avoidance or mitigation of natural hazards identified on the Council's hazard register associated with the location of a building platform and future anticipated land uses within the building platform.~~

~~27.7.7.2 The Council shall be satisfied as to whether consultation has been undertaken with the Otago Regional Council with regard to any matters associated with defences against water, and in particular taken the opportunity to reconcile any potential issues associated with flood defence works encouraged by the Otago Regional Council, and the District Plan's objectives, policies and servicing standards for subdivision in the Makarora Rural Lifestyle Zone.~~

Landscape Values, Rural Character

~~27.7.7.3 In recognition of the landscape values within the Makarora Rural Lifestyle Zone, regard shall be had to the potential merits with the concentration or clustering of built form to areas with high potential to absorb development while retaining areas that are more sensitive in their natural state.~~

~~27.7.7.4 In considering the appropriateness of the form and density of development, including the identification of building platforms in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:~~

- ~~i. The extent to which the location and size of proposed building platforms either detracts from or has the potential to enhance landscape values and rural character;~~
- ~~ii. whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly held open space (i.e. open space held in one title whether jointly or otherwise);~~
- ~~iii. whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas that are more sensitive in their natural state.~~

~~27.7.8 Objective – Wyuna Station Rural Lifestyle Zone – To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.~~

Policies

~~27.7.8.1 Prohibit or defer development of the zone until such a time that:~~

- ~~i. the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the township and proposed zone. This may include the provision of land within the zone for such purpose; or~~
- ~~ii. the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the township and proposed zone; or~~

Comment [RC212]: Relocated to Renumbered Objective 27.3.6 and Policies 27.3.6.1 to 27.3.6.4 (redrafted page 11 and 12).

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- iii. ~~the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.~~

Comment [RC213]: Relocated to Renumbered Objective 27.3.7 and Policy 27.3.7.1 (redrafted page 12).

~~**27.7.9 Objective – Wyuna Station Rural Lifestyle Zone – Subject to Objective 27.7.7, to enable rural living development is enabled in a way that maintains the visual amenity values that are experienced from the Glenorchy Township, Oban Street and the Glenorchy Paradise Road.**~~

Policies

~~**27.7.9.1** The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Township, Oban Street or the Glenorchy Paradise Road. Measures to achieve this include:~~

- i. ~~Prohibiting development over the sensitive areas of the zone via building restriction areas;~~
- ii. ~~Appropriately locating buildings within the zone, including restrictions on future building bulk;~~
- iii. ~~Using excavation of the eastern part of the terrace to form appropriate building platforms;~~
- iv. ~~Using naturalistic mounding of the western part of the terrace to assist visual screening of development;~~
- v. ~~Using native vegetation to assist visual screening of development;~~
- vi. ~~The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.~~

~~**27.7.9.2** Maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:~~

- i. ~~Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication annually;~~
- ii. ~~Methods to exclude and/or suitably manage pests within the zone in order to foster growth of indigenous vegetation within the zone, on an ongoing basis;~~
- iii. ~~A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.~~

Comment [RC214]: Relocated to Renumbered Objective 27.3.8 and Policies 27.3.8.1 to 27.3.8.2 (redrafted page 12 and 13).

~~**27.7.10 Objective – Industrial B Zone**~~

Policies

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- i. Reserved for Stage 2 of the District Plan Review.

~~27.7.11 Objective – Industrial B Zone~~

Policies

- i. Reserved for Stage 2 of the District Plan Review.

~~27.7.12 Objective – Industrial B Zone~~

Policies

- i. Reserved for Stage 2 of the District Plan Review.

~~27.7.13 Objective – Industrial B Zone~~

Policies

- i. Reserved for Stage 2 of the District Plan Review.

~~27.7.14 Objective – Jacks Point Zone Subdivision shall have regard to identified location specific opportunities and constraints.~~

Policies

~~27.7.14.1 Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.~~

~~27.7.14.2 The extent to which the subdivision achieves the matters of control listed under Rule 27.6.1 and as they relate to the Jacks Point Structure Plan located within Chapter 41.~~

- i. ~~Consistency with the Jacks Point Zone Structure Plan identified in 41.7, including the provision of public access routes, primary, secondary and key road connections.~~
- ii. ~~Lot sizes, averages and dimensions.~~
- iii. ~~Subdivision design.~~
- iv. ~~Property access.~~
- v. ~~Esplanade provision.~~
- vi. ~~Natural hazards.~~
- vii. ~~Fire fighting water supply.~~
- viii. ~~Water supply.~~
- ix. ~~Stormwater disposal.~~
- x. ~~Sewage treatment and disposal.~~
- xi. ~~Energy supply and telecommunications.~~
- xii. ~~Open space and recreation.~~
- xiii. ~~Easements.~~

Comment [RC215]: Relocated to Renumbered Objective 27.3.13 and Policy 27.3.13.1 (redrafted page 14).

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- xiv. ~~The nature, scale and adequacy of environmental protection measures associated with earthworks.~~

Comment [RC216]: Transferred into Rule Table under Rule 27.7 and specifically redrafted Rule 27.7.1 and 27.7.4.

~~27.7.14.3 In addition to above (provision 27.7.14.1) within the R(HD) Activity Areas, have particular regard to the following matters:~~

- ~~i. The development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area.~~
- ~~ii. Mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu.~~
- ~~iii. Road and street designs.~~
- ~~iv. The location and suitability of proposed open spaces.~~
- ~~v. Commitments to remove wilding trees.~~

~~27.7.14.4 Within the R(HD-SH) Activity Areas, the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.~~

~~27.7.14.5 Within the R(HD) Activity Area, the creation of sites sized between 380m² and 550m², without limiting any other matters of discretion that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over:~~

- ~~i. Building setbacks from boundaries.~~
- ~~ii. Location and heights of garages and other accessory buildings.~~
- ~~iii. Height limitations for parts of buildings, including recession plane requirements.~~
- ~~iv. Window locations.~~
- ~~v. Building coverage.~~
- ~~vi. Roadside fence heights.~~

~~27.7.14.6 Within the OS Activity Areas shown on the Jacks Point Zone Structure Plan, measures to provide for the establishment and management of open space, including native vegetation.~~

~~27.7.14.7 Within the R(HD) A – E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees).~~

~~27.7.14.8 In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area:~~

~~a. The extent to which such sites are configured:~~

- ~~i. with good street frontage.~~
- ~~ii. to enable sunlight to existing and future residential units.~~

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- iii. ~~To achieve an appropriate level of privacy between homes.~~
- ~~b. The extent to which parking, access and landscaping are configured in a manner which:~~
 - i. ~~minimises the dominance of driveways at the street edge.~~
 - ii. ~~provides for efficient use of the land.~~
 - iii. ~~maximises pedestrian and vehicular safety.~~
 - iv. ~~addresses nuisance effects such as from vehicle lights.~~
- ~~c. The extent to which subdivision design satisfies:~~
 - i. ~~public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.~~
 - ii. ~~Whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.~~

~~27.7.17 Objective – Waterfall Park – Subdivision shall provide for a range of visitor, residential and recreational facilities, sympathetic to the natural setting have regard to identified location specific opportunities and constraints.~~

Policies

~~27.7.17.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Chapter 42.~~

~~27.7.18 Waterfall Park Structure Plan – Matters of for Restricted Discretionary Activities~~

~~27.7.18.1 The District Wide objectives and policies in Part 27.2, with discretion restricted to:~~

- i. ~~Allotment sizes and configuration.~~
- ii. ~~Property access.~~
- iii. ~~Landscaping and vegetation.~~
- iv. ~~Heritage.~~
- v. ~~Infrastructure and servicing (including stormwater design).~~
- vi. ~~Natural and other hazards.~~
- vii. ~~Open space or reserves.~~
- viii. ~~Earthworks.~~
- ix. ~~Easements.~~

Comment [RC217]: Transferred into Rule Table under Rule 27.7 and specifically redrafted Rule 27.7.4.

Comment [RC218]: Relocated to Renumbered Objective 27.3.14 and Policy 27.3.14.1 (redrafted page 14).

Comment [RC219]: Transferred into Rule Table 27.6.1

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- x. Opportunities for enhancement of ecological and natural values.
- xi. Provision for internal walkways, cycle ways and pedestrian linkages.

Comment [RC220]: Transferred into Redrafted Rule Table 27.6.1

~~27.7.19 Objective – Millbrook Subdivision shall provide for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.~~

Policies

~~27.7.19.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Chapter 43.~~

Comment [RC221]: Relocated to Renumbered Objective 27.3.15 and Policy 27.3.15.1 (redrafted page 14).

~~27.7.20 Millbrook Structure Plan – Matters of Discretion for Restricted Discretionary Activities~~

~~27.7.20.1 The District Wide objectives and policies in Part 27.2, with discretion restricted to:~~

- i. Allotment sizes and configuration.
- ii. Property access.
- iii. Landscaping and vegetation.
- iv. Heritage.
- v. Infrastructure and servicing (including stormwater design).
- vi. Natural and other hazards.
- vii. Open space or reserves.
- viii. Earthworks.
- ix. Easements.

Comment [RC222]: Transferred into Redrafted Rule Table 27.7.1

27.8 Rules – Location Specific Standards

~~27.8.1 The following standards relate to anticipated subdivision in specified locations. Activities that do not meet these standards shall be a non-complying activity, unless otherwise specified.~~

Comment [RC223]: Transferred into Redrafted Rule Table 27.7

27.8.2 Peninsula Bay

~~27.8.2.1 No subdivision or development shall take place within the Low Density Residential Zone at Peninsula Bay unless it is consistent with an Outline Development Master Plan that has been lodged with and approved by the Council.~~

Comment [RC224]: Transferred into Redrafted Rule Table 27.7

27.8.3 Kirimoko

~~27.8.3.1 Any subdivision shall comply with the principal roading layout and reserve network depicted in the Kirimoko Structure Plan shown in Part 27.13 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties).~~

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27.8.3.2 ~~Any subdivision of land zoned Rural proposed to create a lot entirely within the Rural Zone, to be held in a separate certificate of title.~~

27.8.3.3 ~~Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot that has included in its legal boundary land zoned Rural General.~~

27.8.2 Industrial B Zone

i. Reserved for Stage 2 of the District Plan Review.

27.8.5 ~~Bob's Cove Rural Residential sub-zone~~

27.8.5.1 ~~Boundary Planting – Rural Residential sub-zone at Bobs Cove:~~

~~c. Within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and~~

~~d. Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected.~~

27.8.5.2 ~~Development Areas and Undomesticated Areas within the Rural Residential sub-zone at Bob's Cove:~~

~~a. Within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council.~~

~~b. At least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.~~

~~c. The remainder of the area shall be deemed to be the 'development area' and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council.~~

~~d. The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and~~

~~e. This area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas shall be shown on the~~

Comment [RC225]: Transferred into Redrafted Rule Table 27.7 (specifically redrafted Rule 27.7.2)

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~~Subdivision Plan and given effect to by consent notice registered against the title of the lots.~~

- ~~f. Any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15-metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.~~

Comment [RC226]: Transferred into Redrafted Rule Table 27.7 (specifically redrafted Rule 27.7.8)

27.8.6 Ferry Hill Rural Residential sub-zone

~~27.8.6.1 Notwithstanding any other rules, any subdivision of the Ferry Hill Rural Residential sub-zone shall be in accordance with the subdivision design as identified in the Concept Development Plan for the Ferry Hill Rural Residential sub-zone.~~

~~27.8.6.2 Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on the Concept Development Plan.~~

~~27.8.6.3 Any application for subdivision consent shall:~~

- ~~a. Provide for the creation of the landscape allotments(s) referred to in rule 27.8.6.2 above;~~
- ~~b. Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in rule 27.8.6.2 above;~~
- ~~c. Be accompanied by a Landscape Plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape Plan shall ensure:
 - ~~i. That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner that enhances naturalness; and~~
 - ~~ii. That residential development is subject to screening along Tucker Beach Road,~~~~

~~27.8.6.4 Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.~~

~~27.8.6.5 Plantings elsewhere may include maple as well as indigenous species.~~

~~27.8.6.6 The on-going maintenance of plantings established in terms of rule 27.8.6.3 above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.~~

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~~27.8.6.7~~ Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.

~~27.8.6.8~~ Any subdivision of Lots 1 and 2DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural General and identified on the planning maps as a building restriction area. The condition shall be subject to a consent notice that is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.

Comment [RC227]: Transferred into Redrafted Rule Table 27.7 (specifically redrafted Rule 27.7.9)

~~27.8.7~~ Ladies Mile

~~27.8.7.1~~ This Rule shall only apply to subdivision of land situated south of State Highway 6 ("Ladies Mile") and southwest of Lake Hayes that is zoned Low Density Residential or Rural Residential as shown on the Planning Maps.

- ~~a~~ The landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.
- ~~b~~ No separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas adjoining the land subject to the application for subdivision consent.

Comment [RC228]: Transferred into Redrafted Rule Table 27.7 (specifically redrafted Rule 27.7.10)

~~27.8.3~~ Riverside Stage 6 - Albert Town

- ~~i~~ Reserved for Stage 2 of the District Plan Review.

~~27.8.9~~ Jacks Point

~~27.8.9.1~~ Jacks Point Structure Plan – Subdivision failing to comply with this rule shall be a discretionary activity.

~~In the Jacks Point Zone, subdivision shall be in general accordance with the Structure Plan located within Chapter 41.7. For the purposes of interpreting this rule, the following shall apply:~~

- ~~a~~ A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable;
- ~~b~~ Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey;
- ~~c~~ Subdivision shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to

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~~roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable;~~

~~d Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process.~~

~~27.8.9.2 Jacks Point Zone Conservation Lots Subdivision failing to comply with rule shall be a restricted discretionary activity.~~

~~Within the Farm Preserve 1 (FP 1) Activity Area, any subdivision shall:~~

~~a. Provide for the creation and management of open space, which may include native re-vegetation, within the “open space” areas shown on the Structure Plan, through the following:~~

~~(i) The creation of a separate lot that can be transferred into the ownership of the body responsible for the management of the open space land within the zone; or~~

~~(ii) Held within private ownership and protected by way of a covenant registered on the relevant title protecting that part of the site from any future building development.~~

~~Discretion is restricted to all of the following:~~

~~i. The visibility of future development from State Highway 6 and Lake Wakatipu.~~

~~ii. Traffic, access.~~

~~iii. Maintenance or enhancement of nature conservation values.~~

~~iv. Creation of open space and infrastructure.~~

Comment [RC229]: Transferred into Redrafted Rule Table 27.7 (specifically redrafted Rule 27.7.11)

27.9 Assessment Matters for Resource Consents

27.9.1 Controlled Activity Boundary Adjustments

In considering whether or not to impose conditions in respect to boundary adjustments under Rules 27.5.3 and 27.5.4, the Council shall have regard to, but not be limited by, the following assessment criteria:

<u>27.5.3 Assessment Matters (Boundary Adjustments)</u>	
	<ul style="list-style-type: none"> <u>The location of the proposed boundaries, including their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;</u> <u>The site design, size, shape, gradient and location, including</u>

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<u>27.5.3 Assessment Matters (Boundary Adjustments)</u>	
	<p><u>existing buildings, manoeuvring areas and outdoor living spaces:</u></p> <p><u>(i) is able to accommodate development in accordance with the relevant district-wide and zone rules;</u></p> <p><u>(ii) the potential effects the safety of pedestrians and cyclists and other users of the space or access: <input type="checkbox"/></u></p> <ul style="list-style-type: none"> • <u>Whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;</u> • <u>Refer Policies 27.2.1.7, 27.2.3.2, 27.2.5.10, 27.2.5.12, 27.2.5.15 and 27.2.8.2.</u>

<u>27.5.4 Assessment Matters (Boundary Adjustments involving Heritage Items and within Arrowtown's urban growth boundary)</u>	
	<ul style="list-style-type: none"> • <u>The location of the proposed boundaries, including their relationship to existing buildings and vegetation patterns and existing or proposed accesses;</u> • <u>The site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:</u> <ul style="list-style-type: none"> <u>(i) is able to accommodate development in accordance with the relevant district-wide and zone rules;</u> <u>(ii) the potential effects on the safety of pedestrians and cyclists and other users of the space or access: <input type="checkbox"/></u> • <u>Whether any landscape features or vegetation, including mature trees, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;</u> • <u>The effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance.</u> • <u>Where lots are being amalgamated within the Medium Density Residential Zone and Low Density Residential Zone, the extent to which future development will effect the historic character of the Arrowtown Residential Historic Management Zone;</u> • <u>Refer Policies 27.2.1.7, 27.2.3.2, 27.2.4.2, 27.2.4.5, 27.2.5.10, 27.2.5.12, 27.2.5.15 and 27.2.8.2.</u>

27.9.2 Controlled Unit Title Subdivision Activities

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In considering whether or not to impose conditions in respect to unit title, strata-title or cross lease subdivision under Rules 27.5.5, the Council shall have regard to, but not be limited by, the following assessment criteria:

<u>27.5.5 Assessment Matters (Unit Title, Strata Title and Cross Lease Subdivision)</u>	
	<ul style="list-style-type: none"> • <u>Compliance with an approved resource consent;</u> • <u>The location of the proposed boundaries, including their relationship to existing buildings existing or proposed accesses;</u> • <u>The site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:</u> <ul style="list-style-type: none"> <u>(i) is able to accommodate development in accordance with the relevant district-wide and zone rules;</u> <u>(ii) the potential effects the safety of pedestrians and cyclists and other users of the space or access; <input type="checkbox"/></u> • <u>The effects of infrastructure provision;</u> • <u>Refer Policies 27.2.1.7, 27.2.3.1, 27.2.3.2, 27.2.5.10, 27.2.5.12, 27.2.5.15 and 27.2.8.3.</u>

27.9.3 Restricted Discretionary Activity Subdivision Activities

In considering whether or not to grant consent or impose conditions in respect to boundary adjustments under Rules 27.5.6, 27.5.7, 27.5.8 and 27.5.9, the Council shall have regard to, but not be limited by, the following assessment criteria:

<u>27.5.6 Assessment Matters (Urban Subdivision Activities)</u>	
	<ol style="list-style-type: none"> i. <u>Lot sizes and dimensions in respect of widening, formation or upgrading of existing and proposed roads and any provisions relating to access for future subdivision on adjoining land.</u> ii. <u>Consistency with the principles and outcomes of the QLDC Subdivision Design Guidelines;</u> iii. <u>Whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;</u> iv. <u>The effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;</u>

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<u>27.5.6 Assessment Matters (Urban Subdivision Activities)</u>	
	<p>v. <u>The location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways, their safety and efficiency;</u></p> <p>vi. <u>The extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;</u></p> <p>vii. <u>The purposes for the creation of esplanade reserves or strips set out in section 229 and section 237 of the Act;</u></p> <p>viii. <u>The provision of services in accordance with Council's Code of Practice for Subdivision;</u></p> <p>ix. <u>The extent to which the safe and efficient operation of aircraft may be compromised by subdivision and its ancillary activities that encourage the congregation of birds within aircraft flight paths.</u></p> <p>x. <u>Easements for existing and proposed access and services.</u></p> <p>xi. <u>Refer Policies 27.2.1.1, 27.2.1.2, 27.2.1.3, 27.2.3.2, 27.2.4.5, 27.2.4.6, 27.2.5.5, 27.2.5.6, 27.2.5.10, 27.2.5.12, 27.2.5.15, 27.2.5.17 and 27.2.7.1.</u></p>

<u>27.5.7 Assessment Matters (Rural Residential and Rural Lifestyle Subdivision Activities)</u>	
	<ul style="list-style-type: none"> • <u>The extent to which the design maintains and enhances rural living character, landscape values and visual amenity;</u> • <u>The extent to which the location of building platforms could adversely affect adjoining non residential land uses;</u> • <u>Orientation of lots to optimise solar gain for buildings and developments;</u> • <u>Lot sizes and dimensions in respect of widening, formation or upgrading of existing and proposed roads and any provisions relating to access for future subdivision on adjoining land.</u> • <u>Whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;</u> • <u>The effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;</u> • <u>The location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways, their safety and</u>

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	<u>27.5.7 Assessment Matters (Rural Residential and Rural Lifestyle Subdivision Activities)</u>
	<p><u>efficiency;</u></p> <ul style="list-style-type: none"> • <u>The extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;</u> • <u>The purposes for the creation of esplanade reserves or strips set out in section 229 and section 237 of the Act;</u> • <u>The provision of services in accordance with Council's Code of Practice for Subdivision;</u> • <u>In the case of the Makarora Rural Lifestyle Zone, the concentration or clustering of built form to areas with high potential to absorb development, while retaining areas which are more sensitive in their natural state;</u> • <u>In the Rural Residential Zone at the north end of Lake Hayes, the protection and restoration of wetland areas;</u> • <u>Easements for existing and proposed access and services;</u> • <u>Where no reticulated water supply is available, sufficient water supply and access to water supplies for firefighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 must be provided.</u> • <u>Refer Policies 27.2.1.2, 27.2.4.5, 27.2.4.6, 27.2.5.4, 27.2.5.5, 27.2.5.10, 27.2.5.12, 27.2.5.15, 27.2.5.17 and 27.2.7.1.</u>

Comment [RC230]: A MacLeod for New Zealand Fire Service

27.9.4 Restricted Discretionary Activity - Subdivision Activities with National Grid Subdivision Corridor and Electricity Sub-Transmission Lines

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rules 27.5.8 and 27.5.9, the Council shall have regard to, but not be limited by, the following assessment criteria:

	<u>27.5.8 Assessment Matters (National Grid Subdivision Corridor)</u>
	<ul style="list-style-type: none"> • <u>Whether the allotments are intended to be used for residential or commercial activity;</u> • <u>The need to identify a building platform to ensure future buildings are located outside the National Grid Yard;</u> • <u>The ability of future development to comply with NZECP34:2001;</u>

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<u>27.5.8 Assessment Matters (National Grid Subdivision Corridor)</u>	
	<ul style="list-style-type: none"> • <u>The location and planting of vegetation;</u> • <u>Ensure the operation, maintenance and upgrade of the National Grid is not restricted;</u> • <u>Refer Policy 27.2.2.9.</u>

<u>27.5.9 Assessment Matters (Electricity Sub-Transmission Lines)</u>	
	<ul style="list-style-type: none"> • <u>Whether the allotments are intended to be used for residential or commercial activity;</u> • <u>The need to provide restricted areas to limit activities to outside the Electricity Sub-Transmission Lines;</u> • <u>Ensure the operation, maintenance and upgrade of the Electricity Sub-Transmission Lines is not restricted;</u> • <u>The ability of future development to comply with NZECP34:2001.;</u> • <u>The location and planting of vegetation;</u> • <u>Refer Policy 27.2.2.9.</u>

27.9.5 Controlled Subdivision Activities – Structure Plan spatial layout plan, or concept development plan

In considering whether or not to impose conditions in respect to subdivision activities undertaken in accordance with a structure plan, spatial layout plan, or concept development plan under Rules 27.7.1, 27.7.2, 27.7.3, 27.7.4, the Council shall have regard to, but not be limited by, the following assessment criteria:

<u>27.7.1 Assessment Matters</u>	
	<ul style="list-style-type: none"> • <u>Consistency with the relevant location specific objectives and policies in part 27.3;</u> • <u>Consistency with the relevant structure plan, spatial layout plan or concept development plan;</u> • <u>The assessment criteria identified under Rule 27.7.1.</u>

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<u>27.7.2 Assessment Matters</u>	
	<ul style="list-style-type: none"> • <u>The assessment criteria identified under Rule 27.7.1.</u> • <u>Any earthworks required to create any road, vehicle accesses, of building platforms or modify the natural landform;</u> • <u>The design of the subdivision including lot configuration and roading patterns and design (including footpaths and walkways);</u> • <u>Creation and planting of road reserves</u> • <u>The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;</u> • <u>The protection of native species as identified on the structure plan as green network.</u> • <u>Refer Policies 27.3.2.1 to 27.3.2.10.</u>

Comment [RC231]: Submission 656.2

Comment [RC232]: Submission 656.2

Comment [RC233]: Relocated from Notified Rule 27.7.3.1 (page 27-16)

<u>27.7.3 Assessment Matters</u>	
	<ul style="list-style-type: none"> • <u>The assessment criteria identified under Rule 27.7.1;</u> • <u>Minimising the number of accesses to roads;</u> • <u>The location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;</u> • <u>The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 (as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone);</u> • <u>The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.</u> • <u>Refer Policy 27.3.5.1.</u>

Comment [RC234]: Relocated from Notified Policy 27.7.6.1 (page 16)

<u>27.7.4 Assessment Matters</u>	
	<ul style="list-style-type: none"> • <u>The assessment criteria identified under Rule 27.7.1.</u>

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<u>27.7.4 Assessment Matters</u>	
	<ul style="list-style-type: none"> • <u>The provision of public access routes, primary, secondary and key road connections.</u> • <u>Within the R(HD) Activity Areas of the Jacks Point Zone, the extent to which the structure plan provides for the following matters:</u> <ul style="list-style-type: none"> - <u>The development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area.</u> - <u>Mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu.</u> - <u>Road and street designs.</u> - <u>The location and suitability of proposed open spaces.</u> - <u>Management responses to remove wilding trees.</u> • <u>Within the R(HD-SH) Activity Areas of the Jacks Point Zone, the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.</u> • <u>Within the R(HD) Activity Area of the Jacks Point Zone, the creation of sites sized between 380m² and 550m², without limiting any other matters of control that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over:</u> <ul style="list-style-type: none"> - <u>Building setbacks from boundaries.</u> - <u>Location and heights of garages and other accessory buildings.</u> - <u>Height limitations for parts of buildings, including recession plane requirements.</u> - <u>Window locations.</u> - <u>Building coverage.</u> - <u>Roadside fence heights.</u> • <u>Within the OS-Open Space Activity Areas shown on of the Jacks Point Zone Structure Plan, measures to provide for the establishment and management of open space, including native vegetation.</u> • <u>Within the R(HD) A - E Activity Areas of the Jacks Point Zone, ensure cul-de-sacs are straight (+/- 15 degrees).</u> • <u>In the Hanley Downs aR(HD) Activity Areas of the Jacks Point Zone where subdivision of land within any Residential Activity Area</u>

Comment [MSOffice235]: Non substantive change for legibility only.
Right of reply dated 24 February 2017, Chapter 41.

Comment [MSOffice236]: Non substantive change for legibility only.
Right of reply dated 24 February 2017, Chapter 41.

Comment [MSOffice237]: Non substantive change for legibility only.
Right of reply dated 24 February 2017, Chapter 41.

Comment [MSOffice238]: Non substantive change for legibility only.
Right of reply dated 24 February 2017, Chapter 41.

Comment [SG239]: Improved legibility.
Right of reply dated 24 February 2017, Chapter 41.

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27.7.4 Assessment Matters	
	<p><u>results in allotments less than 380m² in area:</u></p> <ul style="list-style-type: none"> - <u>Those matters listed for consideration in relation to the creation of sites sized between 380m² and 550m² sites in the R(HD) Activity Area of the Jacks Point Zone, plus:</u> <ul style="list-style-type: none"> - <u>The extent to which such sites are configured:</u> <ul style="list-style-type: none"> ▪ <u>with good street frontage.</u> ▪ <u>to enable sunlight to existing and future residential units.</u> ▪ <u>To achieve an appropriate level of privacy between homes.</u> - <u>The extent to which parking, access and landscaping are configured in a manner which:</u> <ul style="list-style-type: none"> ▪ <u>minimises the dominance of driveways at the street edge.</u> ▪ <u>provides for efficient use of the land.</u> ▪ <u>maximises pedestrian and vehicular safety.</u> ▪ <u>addresses nuisance effects such as from vehicle lights.</u> - <u>The extent to which subdivision design satisfies:</u> <ul style="list-style-type: none"> ▪ <u>public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.</u> • <u>Whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.</u> • <u>Refer Policies 27.3.13.1 to 27.3.13.3.</u>

Comment [SG240]: Improved legibility and consistency with the wording of other assessment matters.

Right of reply dated 24 February 2017, Chapter 41.

Comment [RC241]: D Wells for RCL

Comment [SG242]: Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605), and Jacks Point Landowners.

Right of reply dated 24 February 2017, Chapter 41.

Comment [RC243]: Relocated from Notified Rule 27.7.14.2 (page 20)

27.7.5.1 Assessment Matters	
	<ul style="list-style-type: none"> • <u>Orientation of lots to optimise solar gain for buildings and developments;</u> • <u>Consistency with the principles and outcomes of the QLDC Subdivision Design Guidelines;</u> • <u>Whether any landscape features or vegetation, on the site are of a sufficient amenity value that they should be retained and the proposed means of protection;</u> • <u>The location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways, their safety and</u>

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<u>27.7.5.1 Assessment Matters</u>	
	<p><u>efficiency;</u></p> <ul style="list-style-type: none"> • <u>The purposes for the creation of esplanade reserves or strips set out in section 229 and section 237 of the Act;</u> • <u>The provision of services in accordance with Council's Code of Practice for Subdivision;</u> • <u>Refer Policies 27.3.1.1 to 27.3.1.3.</u>

<u>27.7.11.2 Assessment Matters</u>	
	<ul style="list-style-type: none"> • <u>The assessment criteria identified under Rules 27.7.1 and 27.7.4.</u> • <u>The visibility of future development from State Highway 6 and Lake Wakatipu.</u> • <u>The number, location and design of access points</u> • <u>Maintenance or enhancement of nature conservation values.</u> • <u>Creation of open space and infrastructure</u>

27.9 27.10 Rules - Non-notification of Applications

27.9.4 27.10.1 Except where as specified in Rule 27.9.10.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified;

e Controlled Activity Boundary adjustments.

f All controlled and restricted discretionary and discretionary activities, ~~except within the Rural Zone.~~

27.9.2 27.10.2 Rule ~~27.9.10.1~~ does not apply to the following. The provisions of the ~~RMA Act~~ apply in determining whether an application needs to be processed on a notified basis.

Where the application site or activity:

- a. Adjoins or has access onto a State highway;
- b. Contains an archaeological site or any item listed under the Heritage New Zealand Pouhere Taonga Act 2014;
- c. Requires the Council to undertake statutory consultation with iwi;

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- d. Is in the Makarora Rural Lifestyle Zone and within an area subject to any natural hazards including erosion, flooding and inundation, landslip, rockfall, alluvion, avulsion or subsidence.
- e. Prior to any application for subdivision within 32m of the centreline of the Frankton – Cromwell A 110kV high voltage transmission line traversing the Shotover Country Special Zone being processed on a non-notified basis the written approval as an affected party is required from Transpower New Zealand Limited;
- f. Discretionary activities within the Jacks Point Zone.

~~27.10~~ ~~27.11~~ Rules – General provisions

~~27.10~~ ~~27.11~~ State Highways

~~27.10.4~~ ~~27.11.1~~ Attention is drawn to the need to obtain a Section 93 notice consent from the Minister of Transport NZ Transport Agency for all subdivisions with access onto state highways that are declared Limited Access Roads (LAR). Refer to the Designations Chapter of the District Plan for sections of state highways that are LAR. Where a subdivision will change the use, intensity or location of the access onto the state highway, subdividers should consult with the New Zealand Transport Agency.

Comment [RC244]: Submission 719.144

27.8.6 Esplanades

27.8.6.1 The opportunities for the creation of esplanades are outlined in objective and policies 27.2.7.5. Unless otherwise stated, section 230 of the RMA applies to the standards and process for esplanades.

Comment [RC245]: Submission 809.24

~~27.11~~ ~~27.12~~ Natural Hazards

The Natural Hazards Chapter of the District Plan sets a policy framework to address land uses and natural hazards throughout the District. All subdivision is able to be assessed against a natural hazard through the provisions of section 106 of the Act RMA. In addition, in some locations natural hazards have been identified and specific provisions apply.

Comment [RC246]: Submission 806.193

~~27.12~~ ~~27.13~~ Development and Financial Contributions

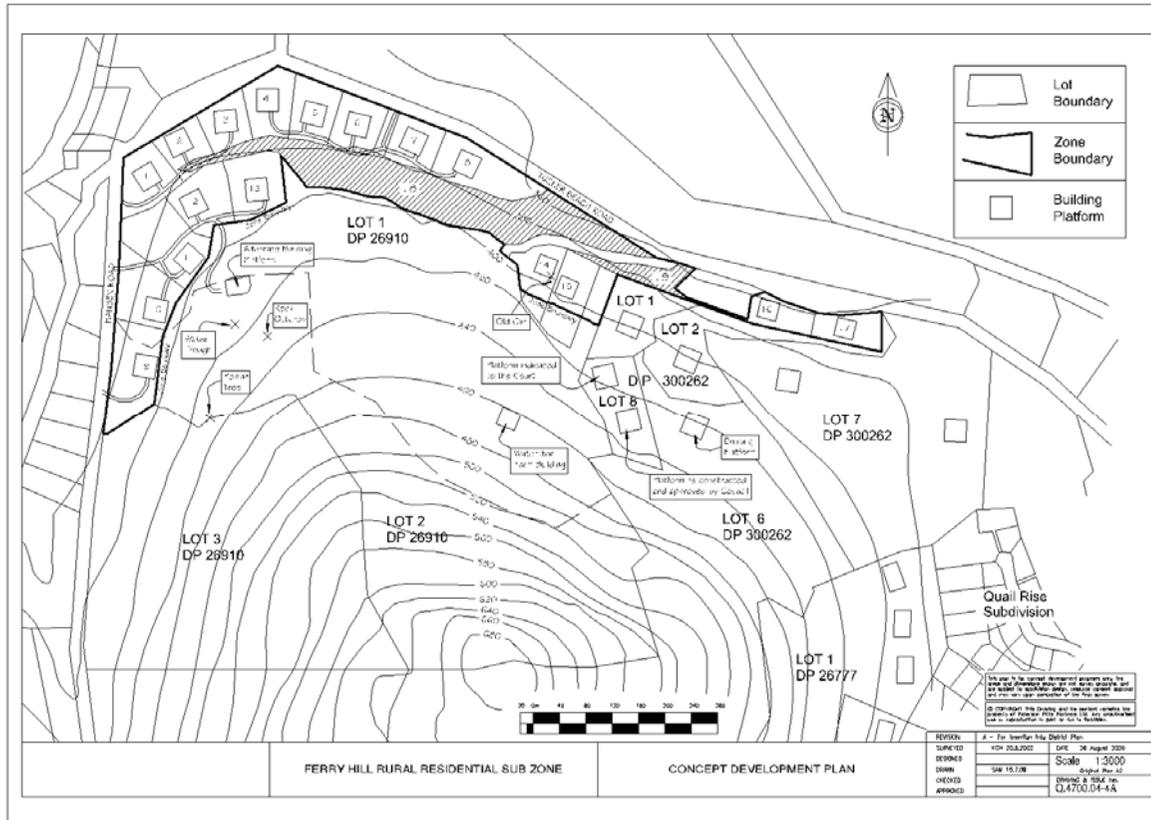
The Local Government Act 2002 provides the Council with an avenue to recover growth related capital expenditure from subdivision and development through development contributions. The Council forms a development contribution policy as part of its 10 Year Plan and actively imposes development contributions via this process.

Comment [RC247]: Submission 453.9

The Council acknowledges that Millbrook Country Club has already paid financial contributions for water and sewerage for demand up to a peak of 5000 people. The 5000 people is made up of hotel guests, day staff, visitors and residents. Should demand exceed this then further development contributions will be levied under the Local Government Act 2002.

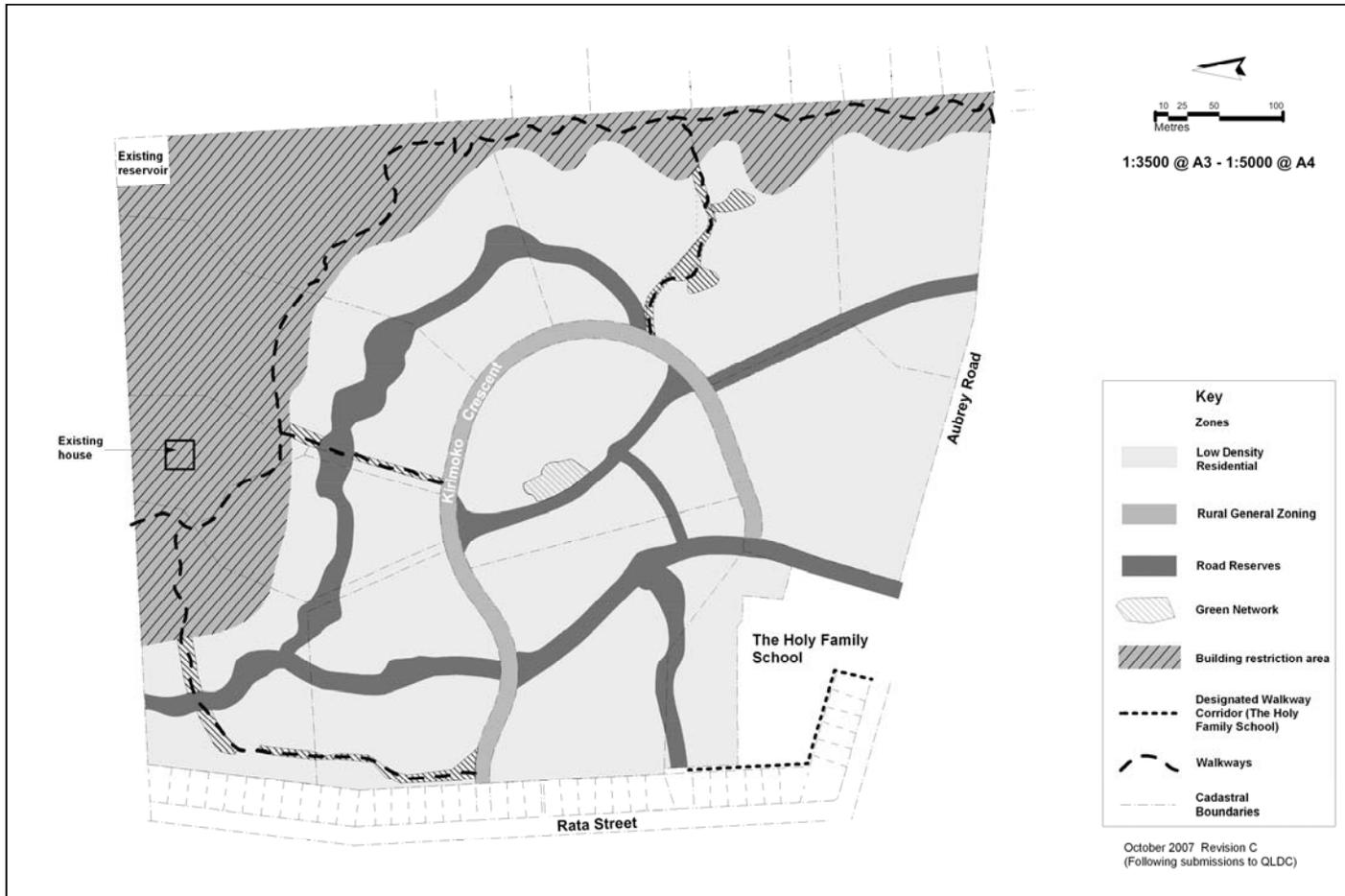
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27.13 27.14 **Structure Plans and Spatial Layout Plans**
27.13.4 27.14.1 **Ferry Hill Rural Residential Subzone**



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27.13.2 27.14.2 Kirimoko Structure Plan



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27.14.X Orchard Road Structure Plan

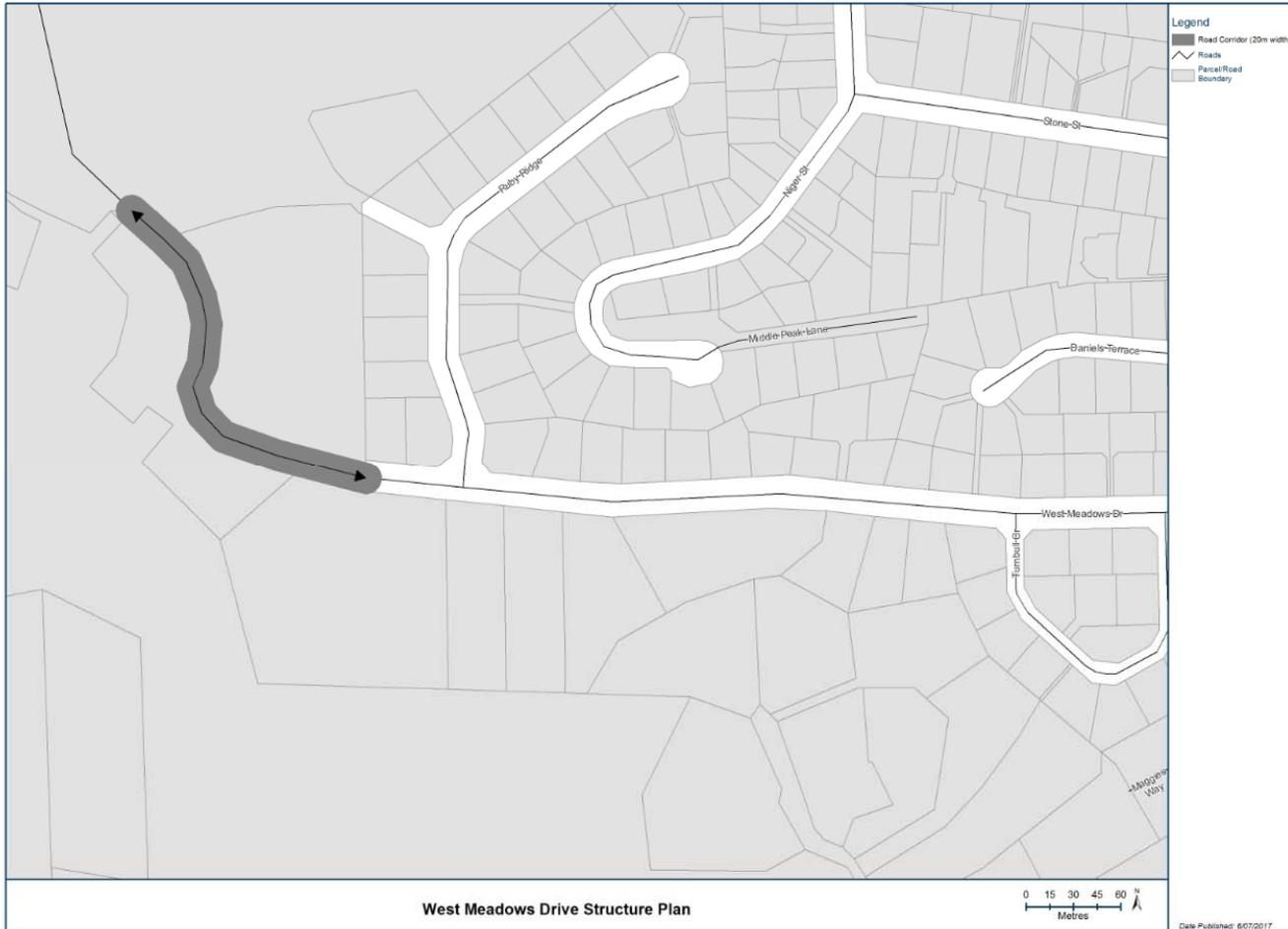
Comment [SG248]: Hearing stream
12. ORHL (91)



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27.14.X West Meadows Drive Structure Plan

Comment [SG249]: Hearing Stream 12. Willowridge (249), Blennerhassett and Anderson (335)



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Key:

Blue underlined text for additions and ~~strike through~~ text for deletions, Appendix 6 to Craig Barr's Right of Reply for Hearing Stream 12 Upper Clutha Mapping, dated 10 July 2017.

Red underlined text for additions and ~~red strike through~~ text for deletions, Appendix 1 to Craig Barr's Right of Reply, dated 3 June 2016.

Purple underlined text for additions and ~~purple strike through~~ text for deletions, Working Draft in response to the Panel's Fourth Procedural Minute, dated 13 April 2016.

Black underlined text for additions and ~~black strike through~~ text for deletions, Appendix 1 to Craig Barr's s42A report, dated 7 April 2016.

22 Rural Residential and Rural Lifestyle

22.1 Zone Purpose

The Rural Residential and Rural Lifestyle zones provide residential living opportunities on the periphery of urban areas and within specific locations amidst the Rural ~~Zone~~. In both zones a minimum allotment size is necessary to maintain the character and quality of the zones and, ~~where applicable, a buffer edge between urban areas, or~~ the open space, rural and natural landscape values of the surrounding Rural Zone.

Comment [CB1]: Submitter 238 and FS1255.38

While development is anticipated in the Rural Residential and Rural Lifestyle zones, the district is subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision or the identification of building platforms. Some areas such as Makarora have been identified as areas subject to natural hazards and provisions are provided to manage natural hazards at these locations.

Comment [CB2]: Submitter 383. Relates to clarification.

Comment [CB3]: Hadley submission. Mill Creek and ecological values. 9.1 and 9.2 Vivian submission

Rural Residential Zone

The Rural Residential zone generally provides for development at a density of up to one residence every 4000m². Some Rural Residential areas are located within visually sensitive landscapes. Additional provisions apply to development in some areas to enhance landscape values, indigenous vegetation, the quality of living environments within the zone and to manage the visual effects of the anticipated development from outside the zone. Particularly from surrounding rural areas, lakes and rivers. The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and, where required, design and landscaping controls imposed at the time of subdivision.

Rural Lifestyle Zone

The Rural Lifestyle zone provides for rural living opportunities, having a development density of one residential unit per hectare with an overall density of one residential unit per two hectares across a subdivision. Building platforms are identified at the time of subdivision to manage the sprawl of buildings, manage adverse effects on landscape values and to manage other identified constraints such as natural hazards and servicing. The potential adverse effects of buildings are controlled by height, colour and lighting standards.

The Deferred Rural Lifestyle (Buffer) zone east of Dalefield Road places limits on the expansion of rural lifestyle development at that location.

The 'Hawthorn Triangle' Rural Lifestyle Zone bordered by Speargrass Flat, Lower Shotover and Domain Roads defines an existing settlement of properties. The adjoining Rural Lifestyle zoned areas within the Wakatipu Basin identify the potential for further limited residential development, within the density limits set out in the provisions.

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Many of the Rural Lifestyle zones are located within sensitive parts of the district's distinctive landscapes. While residential development is anticipated within these zones, provisions are included to manage the visual prominence of buildings, control residential density and generally discourage commercial activities. Building location is controlled by the identification of building platforms, bulk and location standards and, where required, design and landscaping controls imposed at the time of subdivision.

Pursuant to Section 86(b)(3) of the RMA, the following rule that protects or relates to water has immediate legal effect:

- 22.5.6: Setback of buildings from water bodies.

22.2 Objectives and Policies

22.2.1 Objective - ~~Maintain and enhance~~ The district's landscape quality, character and ~~visual~~ amenity values are maintained and enhanced while enabling rural living opportunities in areas that can absorb development ~~avoid detracting from those landscapes.~~

Comment [CB4]: Submitters 497, 513, 515, 522

Comment [CB5]: Submitter 674.

Policies

22.2.1.1 Ensure the visual prominence of buildings is avoided, remedied or mitigated particularly development and associated earthworks on prominent slopes, ridges and skylines.

Comment [CB6]: Submitters 497, 513, 515, 522

22.2.1.2 Set minimum density and building coverage standards in order to maintain ~~so the~~ open space, natural and rural qualities of the District's distinctive rural living character, amenity and landscapes values are not reduced.

Comment [CB7]: Submitter 238

Comment [CB8]: Submitters 497, 513, 515, 522

22.2.1.3 Allow for flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character and amenity of the zone and the District's landscapes.

Comment [CB9]: Submitter 674

22.2.1.4 Manage anticipated activities that are located near Outstanding Natural Features and Outstanding Natural Landscapes so that they do not diminish the qualities of these landscapes and their importance as part of the District's landscapes.

22.2.1.5 Maintain and enhance landscape values and amenity within the zones by controlling the colour, scale, location and height of permitted buildings and in certain locations or circumstances require landscaping and vegetation controls.

Comment [CB10]: Submitter 674

22.2.1.6 Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or the night sky.

22.2.1.7 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping.

22.2.1.8 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

Comment [CB11]: Submitter 438

22.2.2 Objective - ~~Ensure~~ Within the Rural Residential and Rural Lifestyle Zones predominant land uses are rural, residential and where appropriate, visitor and community activities.

Policies

22.2.2.1 Provide for residential and farming as permitted activities, and ~~recognise~~ that depending on the location, scale and type, community activities may be compatible with and enhance the Rural Residential and Rural Lifestyle Zones.

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22.2.2.2 Any development, including subdivision located on the periphery of residential and township areas, shall avoid undermining the integrity of the urban rural edge and where applicable, the urban growth boundaries.

22.2.2.3 Discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities, ~~so that would diminish the amenity, rural living quality and character of the Rural Residential and Rural Lifestyle zones are not diminished and the vitality of the District's commercial zones is not undermined.~~

Comment [CB12]: Submitter 764

22.2.2.4 Encourage ~~intensive~~ visitor accommodation only within the specified visitor accommodation subzone areas and control the scale and intensity of these activities.

Comment [CB13]: Submitter 764

22.2.2.5 The bulk, scale and intensity of buildings used for visitor accommodation activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

22.2.3 ~~Objective - Manage n New development and~~ adequately manages natural hazards risk.

Comment [CB14]: Submitter 764

Policies

22.2.3.1 Parts of the Rural Residential and Rural Lifestyle zones have been, and might be identified in the future as susceptible to natural hazards and some areas may not be appropriate for residential activity if the natural hazard risk cannot be adequately managed.

22.2.4 ~~Objective - Ensure nNew development does not exceed available capacities for servicing and infrastructure.~~

Comment [CB15]: Grammar

Policies

22.2.4.1 Discourage new development that requires servicing and infrastructure at an adverse cost to the community.

22.2.4.2 Ensure traffic generated by new development does not compromise road safety or efficiency.

22.2.5 ~~Objective - Manage situations where s~~ Sensitive activities conflicting with existing and anticipated rural activities are managed.

Policies

22.2.5.1 Recognise existing and permitted activities, including activities within the surrounding Rural Zone might result in effects such as odour, noise, dust and traffic generation that are established, or reasonably expected to occur and will be noticeable to residents and visitors in rural areas.

22.2.6 ~~Objective - Bob's Cove Rural Residential sub-zone - To create comprehensively-planned r~~ Residential development is comprehensively planned with ample open space and a predominance of indigenous vegetation throughout the zone.

22.2.6.1 Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of this area is established and maintained in indigenous species such that total indigenous vegetation cover is maintained over that area.

22.2.6.2 Ensure there is open space in front of buildings that remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.

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22.2.7 Objective - Bob's Cove Rural Residential Zone - ~~To maintain and enhance~~ The ecological and amenity values of the Bob's Cove Rural Residential zone are maintained and enhanced.

22.2.7.1 To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy-Queenstown Road are retained through appropriate landscaping and the retention of view shafts.

22.2.7.2 To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through:

- appropriate landscaping using native plants;
- restricting the use of exotic plants;
- removing wilding species;
- providing guidance on the design and colour of buildings;
- maintaining view shafts from the Queenstown-Glenorchy Road.

22.3 Other Provisions and Rules

22.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

22.3.2 Clarification

22.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.

22.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity

22.3.2.3 Compliance with any of the following standards, in particular the permitted standards, does not absolve any commitment to the conditions of any relevant land use consent, consent notice or covenant registered on the site's computer freehold register.

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- 22.3.2.4 The Council reserves the right to ensure development and building activities are undertaken in accordance with the conditions of resource and subdivision consent through monitoring.
- 22.3.2.5 Applications for building consent for permitted activities shall include information to demonstrate compliance with the following standards, and any conditions of the applicable resource consent or subdivision.
- 22.3.2.6 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in the rule.
- 22.3.2.7 Ground floor area means any areas covered by the building or parts of the buildings and includes overhanging or cantilevered parts but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks less than 1m above ground level.
- 22.3.2.8 Building platforms identified on a site's computer freehold register shall have been registered as part of a resource consent approval by the Council.
- 22.3.2.9 Sub zones, including the Visitor Accommodation Sub Zone, being a subset of the respective Rural Residential and Rural Lifestyle zones require that all rules applicable to the respective zone apply, unless specifically stated to the contrary.
- 22.3.2.10 In addition to Tables 1 and 2, the following standards apply to the areas specified:
- Table 3: Rural Lifestyle Deferred and Buffer Zones
- Table 4: Rural Residential Zone at Forest Hill.
- Table 5: Rural Residential Bob's Cove and Sub Zone.
- Table 6: Ferry Hill Rural Residential Sub Zone.
- Table 7: Wyuna Station Rural Lifestyle Zone.
- 22.3.2.11 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

22.3.3 Exemptions

22.3.3.1 The standards pertaining to the colours and materials of buildings in Table 2 do not apply to soffits or, doors that are less than 1.8m wide.

22.3.3.2 Internal alterations to buildings including the replacement of joinery is permitted.

Comment [CB16]: Clarification.

22.4 Rules - Activities

	Table 1: Activities Rural Residential and Rural Lifestyle Zones	Activity
22.4.1	Any other activity not listed in Tables 1-7.	NC

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	Table 1: Activities Rural Residential and Rural Lifestyle Zones	Activity
22.4.9	<p>Home Occupation activity involving retail sales limited to handicrafts or items grown or produced on the site.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Privacy on neighbouring properties. • scale and intensity of the activity. • Traffic generation, parking, access. • Noise. • Signs and Lighting. 	C
22.4.10	<p>Visitor accommodation within a visitor accommodation subzone, including the construction or use of buildings for visitor accommodation.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • The bulk and scale of buildings in the context of the scale of residential buildings in the surrounding area. • Access safety and transportation effects. • Car Parking. • Noise. • Signs and Lighting. • Landscaping to mitigate effects associated with buildings, infrastructure and car parking areas. • Where buildings are located near water bodies, ensuring the buildings are compatible with the scenic and amenity values of any waterbodies. • Whether the building will be located in an area subject to natural hazards including the effects of any mitigation to manage the location of the building. 	C
22.4.11	Visitor accommodation outside of a visitor accommodation subzone, including the construction or use of buildings for visitor accommodation.	NC D
22.4.12	Community activity.	D
22.4.13	Informal airports.	D
22.4.14	Informal Airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.	P
22.4.15	Any building within a Building Restriction Area that is identified on the planning maps.	NC
22.4.16	Any other commercial or Industrial activity.	NC

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Table 1: Activities Rural Residential and Rural Lifestyle Zones		Activity
22.4.17	<p>Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, or any activity requiring an Offensive Trade Licence under the Health Act 1956.</p> <p><u>Excluding activities undertaken as part of a Farming Activity, Residential Activity or a permitted Home Occupation.</u></p> <p><u>Except commercial fish or meat processing where undertaken as part of a permitted home occupation in terms of Rule 22.5.7.</u></p>	PR

Comment [CB19]: Clarification and Submitters 127 and 486

Comment [CB20]: Submitter 127

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22.5 Rules - Standards

	Table 2: Standards Rural Residential and Rural Lifestyle Zones	Non-compliance:
22.5.1	<p>Building Materials and Colours</p> <p>All buildings, including any structure larger than 5m², new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</p> <p>Exterior colours of buildings:</p> <p>22.5.1.1 All exterior surfaces* shall be coloured in the range of black, browns, greens or greys;</p> <p>22.5.1.2 Pre-painted steel, and all roofs shall have a <u>light</u> reflectance value not greater than 20%;</p> <p>22.5.1.3 Surface finishes** shall have a <u>light</u> reflectance value of not greater than 30%.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties. • Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building. • The size and height of the building where the subject colours would be applied. <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p>	RD
22.5.2	<p>Building Coverage (Rural Residential Zone only)</p> <p>The maximum ground floor area of any building shall be 15% of the net site area.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The effect on open space, character and amenity. • Effects on views and outlook from neighbouring properties. • Ability of stormwater and effluent to be disposed of on-site. 	RD
22.5.3	<p>Building Size</p> <p>The maximum <u>ground floor area</u> <u>size</u> of any <u>individual</u> <u>building</u> shall be 500m².</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Visual dominance. 	RD

Comment [CB21]: Submitter 497 and others.

Comment [CB22]: Clarification.

Comment [CB23]: Clarification and Submitter 610

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	<ul style="list-style-type: none"> The effect on open space, rural <u>living</u> character and amenity. Effects on views and outlook from neighbouring properties. Building design <u>and reasons for the size</u>. 		<p>Comment [CB24]: FS1255</p> <p>Comment [CB25]: Submitter 444.</p>
22.5.4	<p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be:</p> <p>22.5.4.1 Rural Residential zone - 6m</p> <p>22.5.4.2 Rural Lifestyle zone - 10m</p> <p>22.5.4.3 Rural Residential zone at the north of Lake Hayes - 15m</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> Visual dominance. The effect on open space, rural <u>living</u> character and amenity. Effects on privacy, views and outlook from neighbouring properties. Reverse sensitivity effects on adjacent properties. Landscaping. 	RD	<p>Comment [CB26]: FS 1255</p>
22.5.5	<p>Setback from roads</p> <p>The minimum setback of any building from a road boundary shall be: 40m, except in the Rural Residential zone at the north of Lake Hayes, the minimum setback from Speargrass Flat Road shall be 15m.</p> <p>22.5.5.1 Rural Lifestyle Zone: <u>20m</u></p> <p>22.5.5.2 Rural Residential Zone: 10m</p> <p>22.5.5.3 Rural Residential Zone where the road is a State Highway: <u>15m</u></p> <p>22.5.5.4 <u>Rural Residential zone at the north of Lake Hayes, the minimum setback from Speargrass Flat Road: 15m</u></p>	NC	<p>Comment [CB27]: Submitter 367</p> <p>Comment [CB28]: Submitter 719</p> <p>Comment [CB29]: Submitter 674. Unintentional exclusion made in the s42a report.</p>
22.5.6	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> Any indigenous biodiversity values. Visual amenity values. Landscape character. Open space. Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building. <p>Except this rule does not apply to the visitor accommodation sub zones.</p>	RD	

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22.5.7	<p>Home Occupation</p> <p>Home occupation activities shall comply with the following:</p> <p>22.5.7.1 No more than one full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>22.5.7.2 The maximum number of vehicle trips* shall be:</p> <p style="margin-left: 20px;">a. Heavy Vehicles: 2 per week</p> <p style="margin-left: 20px;">b. other vehicles: 10 per day</p> <p>22.5.7.3 Maximum net floor area:</p> <p style="margin-left: 20px;">a. Rural Residential Zone: 60m²</p> <p style="margin-left: 20px;">b. Rural Lifestyle Zone: 150m²</p> <p>22.5.7.4 Activities and the storage of materials shall be indoors</p> <p>*A vehicle trip is two movements, generally to and from a site.</p>	D
22.5.8	<p>Building Height</p> <p>The maximum height for any building is 8 metres.</p>	NC
22.5.9	<p>Glare</p> <p>22.5.9.1 All fixed exterior lighting shall be directed away from adjacent roads and sites.</p> <p>22.5.9.2 Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.</p> <p>22.5.9.3 There shall be no upward light spill.</p>	NC
22.5.10	<p>Heavy Vehicle Storage</p> <p>No more than one heavy vehicle shall be stored or parked outside, overnight on any site for any activity.</p>	NC
22.5.11	<p>Residential Density: Rural Residential Zone</p> <p>22.5.11.1 Not more than one residential unit per 4000m² net site area.</p> <p><u>In the Rural Residential zone at the north of Lake Hayes:</u></p> <p>22.5.11.2 <u>for allotments less than 8000m² in size, there shall be only one residential unit;</u></p> <p>22.5.11.3 <u>for allotments equal to or greater than 8000m² there shall be no more than 1 residential unit per 4000m², on average.</u></p> <p><u>In the Rural Residential A Zone at Lake Hāwea:</u></p> <p>22.5.11.4 <u>2000m²</u> </p>	NC

Comment [CB30]: Submitter 26.

Comment [CB31]: Hearing Stream 12. Battson (460), Van Riel (462), Rogers (1189).

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22.5.12	<p>Residential Density: Rural Lifestyle Zone</p> <p>22.5.12.1 One residential unit located within each building platform.</p> <p>22.5.12.2 On sites less than 2ha there shall be only one residential unit.</p> <p>22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</p>	NC
22.5.13	<p>Visitor Accommodation in the Rural Lifestyle Zone Visitor Accommodation Subzone.</p> <p>Building Coverage:</p> <p>The maximum building coverage shall be 10% and on sites greater than 1ha the maximum building coverage shall be 10% or 2500m², whichever is the lesser.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The scale and intensity of the activity and the extent to which it is compatible with surrounding activities. • The effect on open space, character and amenity. • Effects on views and outlook from neighbouring properties. • Ability of stormwater and effluent to be disposed of on-site. 	RD
21.5.X	<p><u>Fire Fighting water and access: Rural Residential Zone</u></p> <p><u>New buildings where there is no reticulated water supply or it is not sufficient for fire-fighting water supply shall provide the following provision for firefighting:</u></p> <p><u>22.5.x.1 A water supply of 20,000 litres and any necessary couplings.</u></p> <p><u>22.5.x.2 A hardstand area adjacent to the firefighting water supply capable of supporting fire service vehicles.</u></p> <p><u>22.5.x.3 Firefighting water connection point within 6m of the hardstand, and 90m of the dwelling.</u></p> <p><u>22.5.x.4 Access from the property boundary to the firefighting water connection capable of accommodating and supporting fire service vehicles.</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • <u>The extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply.</u> • <u>The accessibility of the firefighting water connection point for fire service vehicles.</u> • <u>Whether and the extent to which the building is assessed as a low fire risk.</u> 	RD

Comment [CB32]: Submitter 438.

Table 3: Rural Lifestyle Deferred and Buffer zones	Non-compliance:
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22.5.14	The erection of more than one non-residential building.	NC
22.5.15	In each area of the Deferred Rural Lifestyle zones east of Dalefield Road up to two residential allotments may be created with a single residential building platform on each allotment.	D
22.5.16	The land in the Deferred Rural Lifestyle (Buffer) zone shall be held in a single allotment containing no more than one residential building platform.	D
22.5.17	In the Deferred Rural Lifestyle (Buffer) zone, apart from the curtilage area, the land shall be maintained substantially in pasture. Tree planting and natural revegetation shall be confined to gullies and watercourses, as specified in covenants and on landscape plans.	D
22.5.18	In the Buffer zone, the maximum building height in the building platform shall be 6.5m.	NC

Table 4: Rural Residential Forest Hill		Non-compliance:
22.5.19	Indigenous Vegetation The minimum area on any site to be retained or reinstated in indigenous vegetation shall be 70 percent of the net site area. For the purpose of this rule net area shall exclude access to the site, consideration of the risk of fire and the building restriction area	NC
22.5.20	Building Restriction The building restriction area adjoining the Queenstown-Glenorchy Road, shall be retained and/or reinstated in indigenous vegetation.	NC

Table 5: Rural Residential Bob's Cove and sub-zone		Non-compliance:
22.5.21	Building Height (sub zone only) Maximum building height is 6m. The matters of discretion are listed in provision 22.5.1.32.	RD
22.5.22	Setback from roads Buildings shall be setback a minimum of 10m from roads, and 15m from Glenorchy – Queenstown Road.	NC
22.5.23	Open space (sub zone only) Those areas that are set aside as “open space” shall not contain any vegetation of a height greater than 2 metres, such that the vegetation does not disrupt the open pastoral character or the views of the lake and mountains beyond. The matters of discretion are listed in provision 22.5.32.	RD
22.5.24	Residential Density The maximum average density of residential units shall be 1 residential	D

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	unit per 4000m ² calculated over the total area within the zone.	
22.5.25	<p>Boundary Planting: sub zone only</p> <p>22.5.25.1 Where the 15 metre Building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre.</p> <p>22.5.25.2 Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected.</p> <p>The matters of discretion are listed in provision 22.5.32.</p>	RD
22.5.26	<p>Building setbacks</p> <p>Buildings shall be located a distance of 10m from internal boundaries.</p> <p>The matters of discretion are listed in provision 22.5.32.</p>	RD
22.5.27	<p>Building setbacks and landscaping</p> <p>Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, all landscaping to be undertaken within this distance on the subject property shall consist of native species in accordance with the assessment criteria in provision 22.5.32, subject to the requirement below:</p> <p>22.5.27.1 All landscaping within 15 metres of the Glenorchy-Queenstown Road shall be planted prior to the commencement of the construction of the proposed building.</p> <p>22.5.27.2 All landscaping from 15 metres to 50 metres from the Glenorchy-Queenstown Road shall be established within the first planting season after the completion of the building on the site.</p> <p>The matters of discretion are listed in provision 22.5.32.</p>	RD
22.5.28	<p>Building setbacks: sub zone only</p> <p>No building shall be erected within an area that has been identified as Undomesticated Area.</p>	NC
22.5.29	<p>Landscaping: sub zone only</p> <p>Where development areas and undomesticated areas have not been identified as part of a previous subdivision, at least 75% of the total area of the zone shall be set aside as "Undomesticated Area" and the remainder as "Development Area"; and at least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover.</p> <p>This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.</p> <p>Such areas shall be identified and given effect to by way of covenant, as part of any land use consent application.</p>	NC

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22.5.30	<p>Indigenous vegetation: sub zone only</p> <p>At least 50% of the undomesticated area within the zone shall be retained, established, and maintained in indigenous vegetation with a closed canopy, such that complete indigenous litter cover is maintained over the area; and</p> <p>The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This landscaping plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.</p>	NC
22.5.31	<p>Definitions that apply within the Bob's Cove Rural-Residential sub-zone:</p> <p><u>Development Area</u></p> <p>means all that land used for:</p> <ul style="list-style-type: none"> • Buildings; • Outdoor living areas; • Pathways and accessways, but excluding the main accessway leading from the Glenorchy-Queenstown Road to the development areas; • Private garden; and • Mown grass surfaces, but <u>excluding</u> large areas of commonly-owned mown pasture or grazed areas that are to be used for recreational purposes. <p><u>Undomesticated Area</u></p> <p>means all other land not included in the definition of "Development Area".</p>	
22.5.32	<p>Matters of discretion for restricted discretionary activities:</p> <p>22.5.32.1 The form and density of development (including buildings and associated accessways) are designed to:</p> <ol style="list-style-type: none"> a. compliment the landscape and the pattern of existing and proposed vegetation; and b. mitigate the visual impact of the development when viewed from Lake Wakatipu and the Glenorchy-Queenstown Road. <p>22.5.32.2 The vegetation is, or is likely to be, of sufficient maturity to effectively minimise the impact of the proposed building when viewed from Lake Wakatipu and the Glenorchy-Queenstown Road.</p> <p>22.5.32.3 The development provides for 75% of the zone to be established and maintained as undomesticated, such that there is a predominance of indigenous vegetation.</p> <p>22.5.32.4 The form of development mitigates the visual impact from Lake Wakatipu and the Glenorchy-Queenstown Road.</p> <p>22.5.32.5 Whether and the extent to which the proposed landscaping contains predominantly indigenous species (comprising a</p>	

Comment [CB33]: Underlined text not associated with s42a analysis.

Comment [CB34]: Underlined text not associated with s42a analysis.

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	<p style="text-align: center;">mix of trees, shrubs, and grasses) that are suited to the general area, such as red beech, native tussocks, hebes, pittosporum, coprosmas, cabbage trees, and lancewoods.</p>	
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	Table 6: Ferry Hill Rural Residential Sub Zone Refer to Part 22.7.2 for the concept development plan	Non-compliance:
22.5.33	<p>Density</p> <p>There shall be no more than one residential unit per lot.</p>	NC
22.5.34	<p>Building Height</p> <p>The maximum building height shall be 6.5m for lots 9-15 on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. Chimney and ventilation structures may be 7.2m high in this sub-zone.</p>	D
22.5.35	<p>Building Location</p> <p>The location of buildings shall be in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone, in rule 22.7.2.</p>	D
22.5.36	<p>Design Standards</p> <p>Within Lots 9-15 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone:</p> <p>22.5.36.1 The roof pitch shall be between 20° and 30° and roof dormers and roof lights are to be incorporated in the roof pitch;</p> <p>22.5.36.2 Roof finishes of buildings shall be within the following range: Slate shingle, cedar shingle, steel roofing (long run corrugated or tray) in the following colours, or similar, only: Coloursteel colours New Denim Blue, Grey Friars, Ironsand or Lignite;</p> <p>22.5.36.3 Wall claddings of buildings shall be within the following range: cedar shingles, natural timber (clear stain), painted plaster in the following colours or equivalent: Resene 5YO18, 5B025, 5B030, 4GR18, 1B55, 5G013, 3YO65, 3YO20; stone cladding provided the stone shall be limited to Otago schist only and all pointing/mortar shall be recessed.</p>	D
22.5.37	<p>Landscaping</p> <p>22.5.37.1 Any application for building consent shall be accompanied by a landscape plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme.</p> <p>22.5.37.2 The landscape plan shall ensure:</p> <p style="margin-left: 20px;">a. That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner which enhances naturalness; and</p>	D

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	b. That residential development on sites adjoining Tucker Beach Road is subject to screening.	
22.5.37.3	Plantings at the foot of, on, and above the escarpment within lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.	
22.5.37.4	Plantings on Lots 1 – 17 may include, willow (except Crack Willow), larch, maple as well as indigenous species.	
22.5.37.5	The erection of solid or paling fences is not permitted.	

	Table 7: Wyuna Station Rural Lifestyle Zone	Non-compliance:
22.5.38	The identification of any building platforms or construction of dwellings prior to the granting of subdivision consent that has assessed policies 27.7.1, 27.7.8.1 and 27.7.8.2.	PR

22.6 Rules - Non-Notification of Applications

Any application for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:

- 22.6.1** Controlled activity Home occupation (Rule 22.4.9), except where the access is onto a State Highway.
- 22.6.2** Controlled activity Visitor Accommodation within a Visitor Accommodation subzone (Rule 22.4.10).

Comment [CB35]: Submitter 719.

22.7 Rules - Assessment Matters

22.7.1 Controlled Activities – Natural Hazards Makarora Rural Lifestyle Zone

- 22.7.1.1 The likelihood of the building being subject to the effects of any natural or other hazard, the degree to which the hazard could result in damage, destruction and/or loss of life, and the need to avoid or mitigate any potential damage or danger from the hazard.
- 22.7.1.2 Any potential adverse effects on other land that may be caused by the anticipated land use activities as a result of the effects of natural or other hazards.
- 22.7.1.3 Any need for conditions to avoid or mitigate potential damage or danger from the hazard, such as the provision of works, location and type of services, minimum floor heights and locations for buildings, and location and quantity of fill or earthworks.
- 22.7.1.4 Whether a minimum floor height should be specified for buildings in situations where inundation is likely and damage to structures could occur, but the land may not be suitable for filling.
- 22.7.1.5 In relation to flooding and inundation from any source, the Council shall have regard to the following:
- a. The effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining or downstream land;

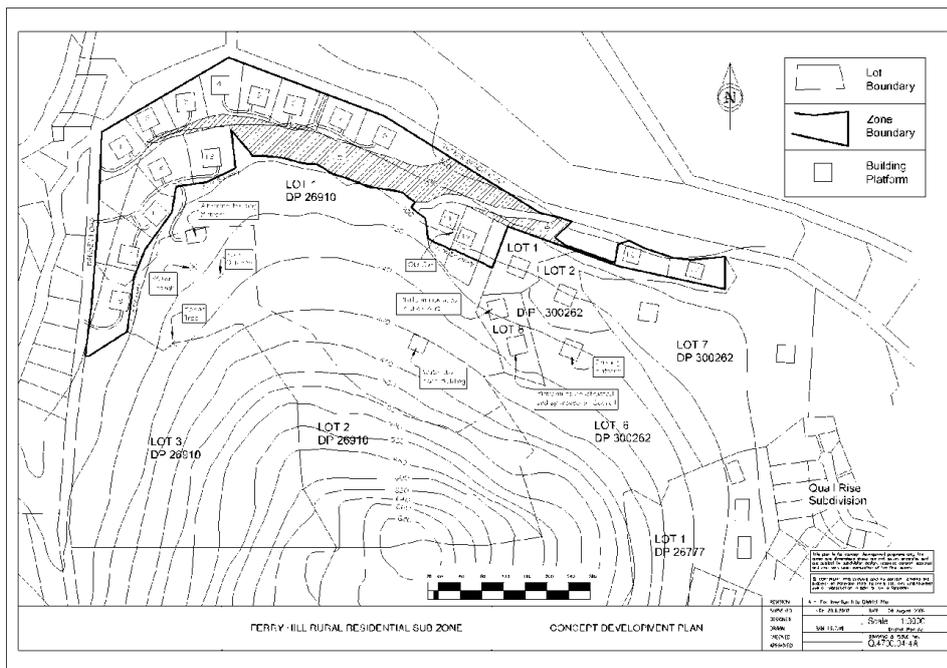
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- b. Any proposed boundary drainage to protect surrounding properties;
- c. Any effect of such filling or boundary drainage on the natural character or hydrological functions of wetlands;
- d. The adequacy of existing outfalls and any need for upgrading;
- e. Any need for retention basins to regulate the rate and volume of surface run-off.

22.7.1.6 In relation to erosion, falling debris, slope instability or slippage:

- a. The need for certification by a Registered Engineer that any building site is suitable for the erection of buildings designed in accordance with NZS 3604;
- b. Any need for registration of covenants on the Certificate of Title;
- c. Any need for conditions relating to physical works to limit the instability potential.

22.7.2 Rural Residential Ferry Hill Sub Zone Concept Development Plan



APPENDIX 7

UNDER THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF an application by Luggate Holdings Limited to the Queenstown Lakes District Council for consent to subdivide an existing property into 138 freehold allotments at Luggate, identified as stage 2A.

Council File: RM060392

**DECISION OF MICHAEL PARKER AND SALLY MIDDLETON,
HEARINGS COMMISSIONERS APPOINTED PURSUANT TO
SECTION 34A OF THE RESOURCE MANAGEMENT ACT 1991.**

INTRODUCTION

1. The applicant, Luggate Holdings Limited, is the owner of approximately 30ha of land located beside State Highway 6 adjacent and east of the Luggate Township. The area has been identified as Stage 2A. A separate application for development on the higher plateau to the north is identified as 2B and is the subject of a separate decision following a hearing the next day. Already consented to Luggate Holdings are Stages 1A, 1B and K.

2. This application proposes to subdivide the subject portion of the property into 138 residential allotments ranging in size from 500m² to 1,806m², being proposed lots; 91 - 219, 222 - 229 and 254. Six allotments have been proposed for Reserves (Lots 301 - 306), which includes a sports field at the eastern end of the property, whilst proposed allotments 401 – 409 will be vested as Roads. The applicant is also seeking land use consent for future residential building development on the 138 proposed residential allotments.
3. The legal description of Stage 2A is Lot 3, 32, 34-38, 42, 410 Deposited Plan 361422 contained in Certificate of Title 249826, and Lot 1 Deposited Plan 22647 contained in Certificate of Title OT14D/130.
4. The land was zoned Rural General in the Partially Operative District Plan at the time the application was lodged on 9 May 2006 and is located in a Visual Amenity Landscape.
5. Overall the proposed Stage 2A subdivision is a non-complying activity pursuant to Rule 15.2.3.4, given that it does not comply with the Zone Standard relating to setbacks from roads. In relation to the other elements of the application (see Pages 6 and 7 of the report of Mr. T Walsh, Lakes Environmental planner), the application is a discretionary activity, pursuant to Rule 15.2.3.3(vi) being for a subdivision in the Rural General zone, as well as Rule 5.3.3.3(i)(a), which relates to the addition, alteration or construction of any building or physical activity associated with any building, and Rule 5.3.5.1(vi)(a) relating to minimum setbacks from internal boundaries. The applicant is also seeking land use consent for earthworks, which is a Restricted Discretionary activity pursuant to Site Standard 5.3.5.1(viii).

6. Although the C180/99 decision in the Environmental Court did not specifically classify this area of the District, the landscape architect for Lakes Environmental has assessed the character of the landscape as a Visual Amenity Landscape for the following reasons

- It forms part of the Upper Clutha Basin and lies at the foot of the Pisa Range (an Outstanding Natural Landscape) to the south. The Grandview Range is sited approximately 2.8km to the north-east and is also regarded to be an Outstanding Natural Landscape. Directly north of the subject site (approximately 580m away) lies the 'Devils Nook' portion of the Clutha River; the Clutha River is regarded to be an Outstanding Natural Feature and Statutory Acknowledgement area under the Ngai Tahu Claims Settlement Act 1998.
- The subject site demonstrates human modification in the form of grazed paddocks, fences and the gas storage and water treatment plant for stages 1A, 1B and K of the overall subdivision. The subject site is directly adjacent to the existing Luggate Township, including the developing subdivision areas for Stages 1A, 1B and K. The existing township is confined to the flat land below the slopes of the Pisa Range. The surrounding landscape also demonstrates human modification in the form of grazed paddocks, stock fences and amenity planting, buildings and access ways. The overall character of the wider landscape, of which the subject site is part, results in a level of modification that is not truly natural but pastoral in character and consistent with a Visual Amenity Landscape.
- While a 'cloak of human activity' is apparent the area demonstrates rural aesthetic values and important visual

amenity values that require protection under Section 7 of the Resource Management Act 1991.

THE HEARING

7. Eleven submissions were received including one late one which was accepted by the panel and the applicant's representative as it reiterated the concerns of other submitters. The main concerns were density; most not wanting lot sizes smaller than 800m² and the availability and quality of potable water. Submitters were,

C & R Anderson

Sue & Tim Orbell

Patricia Foley

Steven Rees

Melissa & Jan Malcolm-Smith

Nathan Bloxham & Rebecca Picard

Transit New Zealand

Public health South

New Zealand Fire Service

Contact Energy

Susan Nash

Apart from representatives of the Fire Service, no other submitters were present at the hearing.

8. **A Solicitor, Mr Warwick Goldsmith**, represented Luggate Holdings Limited and presented the case for subdivision consent to subdivide the area into 138 freehold allotments together with lots for roads, access, reserves and ancillary easements. The lot sizes applied for varied between 500m² and 1806m².

9. Land use consent was sought for earthworks and to establish one residential dwelling and ancillary activities on each lot. Following an earlier recommendation from the Urban Design Panel, a proposal was put forward to develop a cluster of 14 lots in the

centre of Stage 2A which would comprise smaller areas of between 500m² and 566m². Mr Goldsmith explained that they were comfortable with either the minimum 800m² or the smaller lots. The number of dwellings would remain the same but by providing a greater density it would be at the expense of reserve areas. A single access has already been formed for stages 1A and 1B and it was proposed to use this for 2A also. Following consultation with Transit, Luggate Holdings had amended the proposal for two access points to the existing sealed one from State Highway 6. An existing vehicle crossing to Lot 254 will be retained and upgraded.

10. **Mr Peter White**, a Civil Engineer with MWH New Zealand Ltd., gave evidence regarding the water supply and quality of the water which many of the submitters had concerns with. He said there would be sufficient potable water for existing residents on the supply as well as catering for the proposed 2A and 2B Lots. The existence of iron was not detrimental to people's health and the minimal amounts of Arsenic were not hazardous either. However, in presenting his evidence Mr White said 'based on the testing completed, the treatment required to provide DWSNZ 2005 quality water is expected to comprise Arsenic and Iron removal stages followed by disinfection & chlorination'. He addressed the concerns of the New Zealand Fire Service and said an additional tank for fire fighting purposes would be installed on the terrace above the town. The existing tanks would be taken away and a larger one installed. He did not envisage the tank being located below ground level but said they could be mitigated with some planting if required. Consent for the discharge of treated wastewater through a compact secondary treatment facility with disposal of the 'highly-treated' effluent to land has been approved by the Otago Regional Council.

11. **Mr Brody Lee** from Beca Carter tabled evidence on behalf of NZ Fire Service.
12. **Mr Roger Smith** from the New Zealand Fire Service tabled a submission. Mr Smith raised a concern that the Church Road water bore option was not gravity fed and therefore may present a fire risk in the event of a power shortage. Mr Smith asked the applicant to consider an alternative power supply such as a diesel backup in the event of an electric power failure. The NZ Fire Service would also like to see sprinklers installed in each residential home as part of the conditions but realized that this could not be legally required.
13. **Mr Paddy Baxter**, Landscape Architect, Baxter Design Group, presented his evidence. He explained that a walkway system was proposed in the area to move through 'extensive green areas providing an overall recreational framework and separation from the State Highway'. *Planting along this stretch of road would be grouped to allow views through to the subdivision, which would be expected in this locality as an extension to the already consented 1A and 1B.* He did not think that frost on the road would be a problem as the trees would be deciduous and Transit would also need to be satisfied. Mr Baxter gave evidence that the building heights would be reduced by 0.5 metres at that end (the eastern end of the site) which should diminish the effects from the east but he was also mindful that the proposed mounding should not be overdone or look artificial. Mr Stuart Anderson, Signal Management Group, confirmed that the bore had an existing easement in favour of QLDC and that this would be retained. He pointed out that very limited vehicle access would be required.
14. **Ms Alison Noble**, Planner, from Mitchell Partnerships spoke to her evidence. She explained that extensive consultation had been available for the Luggate community with four public meetings

held in the Hall in February and September 2004, July 2005 and March 2007. A final development plan was only developed after all feedback forms were received. Luggate Holdings Ltd. also had regular communication with the Luggate Community Association.

DECISION

15. We have considered the application under sections 104 and 104D of the Resource Management Act 1991.
16. Under S 104D of the Act, after consideration of an application, a consent authority:
 - a. *may grant a resource consent for a non-complying activity only if it is satisfied that either –*
 - (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(b) relates) will be minor; or*
 - (b) *the application is for an activity that will not be contrary to the objectives and policies of –*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity..*
17. It is our view that the applicant has satisfied us that the adverse effects of the proposal are less than minor and can in any event be mitigated by the imposition of conditions. Another significant factor that mitigates the effects is that the outer boundary of the proposed subdivision follows and is contained by the topographical features of the site, having effect of allowing the landscape to retain its landscape and visual amenity values.

18. This represents a reasonable, if not natural, extension of the existing Luggate Township within the wider landscape. The greater urban edge along the State Highway is also defined but softened by the "green" separation from the subdivision itself.
19. Although we are not required to do so, we find that there is support for this type of proposal in the provisions of the PODP (i.e. see policies at 4.2.5.5 and 6), and we therefore find that it is consistent with the objectives and policies thereof, and accordingly would pass through either of the gateways in section 104D..
20. We record that recommendations were made by the QLDC Urban Design Panel to Luggate Holdings Ltd that it increase the density in the centre of Stage 2A. This was not considered appropriate in this case and was not accepted by us because there was significant local opposition to this density and would create a change of character for this rural community and had the potential to set a precedent for other parts of the township.
21. Accordingly, consent is therefore granted subject to the conditions attached to this decision.

Dated at Queenstown this 13th day of September 2007



Michael Parker
Hearings Commissioner (on behalf of the Commission)

CONDITIONS

General Conditions

1. The consent holder shall submit an amended subdivision plan for Council's approval. The plan shall be designed to meet the intention of the above decision. All proposed residential lots shall have an area of 800m² or greater.
2. At such a time as the amended subdivision plan is approved by Council, the development is to be carried out in accordance with the approved plans and the application as submitted, with the exception of the amendments required by the following conditions of consent.

General Engineering Conditions

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
4. The subdividing owner of the land shall provide a letter to the Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this subdivision and shall confirm that these representatives will be responsible for all aspects of the works covered under sections 1.4 & 1.5 of NZS4404:2004 "Land Development and Subdivision Engineering", in relation to this development.

Subdivision Conditions

5. Prior to the commencement of any works on the land being subdivided and prior to the Council signing the Title Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall provide to

the Queenstown Lakes District Council for review, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following works required:

- a. Final design of earthworks.
- b. The provision of a water supply and associated treatment and reticulation to service the development.
- c. The provision for the expansion of the communal effluent disposal system established under Luggate Holdings Stage 1 subdivision. The effluent disposal area shall not be replanted with plants with large and/or invasive root systems or otherwise used for another purpose unless approved by the communal effluent disposal system designer. As the scheme is to remain in private ownership, the consent holder shall provide the Council with evidence that formal legal mechanisms have been put in place to ensure its ongoing maintenance and up keep.
- d. The provision for a reticulated stormwater disposal system that is designed to meet the requirements of NZS4404:2004, including provision for secondary surface flow paths to convey primary system overflows in accordance with Clause 4.3.2.4 of NZS 4404:2004.
- e. The consent holder shall design and construct a replacement culvert on Dead Horse Creek under State Highway 6 in conjunction with the other flood mitigation works being undertaken on Dead Horse Creek downstream of the SH 6 culvert. The design and costs shall be approved by Transit New Zealand prior to works commencing.
- f. Prior to undertaking access works, a Temporary Traffic Management Plan and an 'Agreement to Work on a State Highway' shall be submitted to Transit's network consultants at least seven working

days prior to work commencing within the State Highway road reserve.

- g. The consent holder shall provide correspondence regarding confirmation that the culvert under State Highway 6 and the Dead Horse Creek channel and bypass will be upgraded to pass 1 in 100 year ARI peak flows. If this confirmation cannot be obtained then the consent holder shall ensure that the stormwater reticulation design required as per Condition 5(d) above allows for the secondary flow paths from the SH6 culvert through the consent holder's subdivision.
- h. The provision for all flood mitigation measures to be constructed as delineated in the MWH report dated November 2006 and submitted with the consent application.
- i. The provision of a water supply to the boundary of each of the lots within the subdivision in terms of Council's standards. Each lot shall be supplied with a minimum of 2,100 litres per day of potable water. This shall include an Acuflow GM900 as the toby valve. If a private water supply is used it must comply with the requirements of the Drinking Water Standard for New Zealand 2005.
- j. The provision of a foul sewer connection from each lot to the reticulated communal sewerage system.
- k. The consent holder shall identify which lots are able to discharge to the reticulated stormwater disposal system required by Condition 5(d), and shall provide lateral connections in accordance with Council's standards to dispose of stormwater from all impervious areas within those lots to the reticulated stormwater system.
- l. The provision of fire hydrants with adequate pressure and flow to service the development with a Class W3 fire risk in accordance with the NZ Fire Service Code of Practice for Fire Fighting Water Supplies

2003. Any lesser risk must be approved in writing by a suitably authorised officer of Fire Service NZ, Dunedin Office.

- m. The provision of a sealed vehicle crossing to any rear lot and any other lot with a road frontage of less than 12m that shall be constructed to Council Standards, including compliance with Rule 14.2.4.2. This shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- n. The consent holder shall identify all lots that could be susceptible to flooding from Dead Horse Creek, shall specify the minimum finished floor levels for these lots, and shall raise the building platforms on these lots to the specified levels. These minimum finished floor levels shall be no less than 500mm above the flood level of Dead Horse Creek as the result of a 50 year ARI rain event. Those lots with raised building platforms and the corresponding minimum floor levels shall be recorded within the consent notice required under Condition 7(d) to be registered on the pertinent Certificate of Title.
- o. The provision for an internal roading network as follows:
 - i. The road serving Stage 2A from Lot 91 to Lot 144 shall have a minimum legal width of 20m and a minimum formed carriageway width of 8m.
 - ii. The road serving Stage 2A from Lot 91 to Lot 104 and then east to Lot 197 shall have a minimum legal width of 20m and a minimum formed carriageway width of 8.5m.
 - iii. All other roads within stage 2A shall have a minimum legal width of 18m and a minimum formed carriageway width of 6m.

- p. The formation of all right of ways accessing rear lots in accordance with Council's standards.
 - q. Crossing place 27 from State Highway 6 to Lot 254 shall be formed and sealed to Transit's Diagram C access standard.
 - r. Crossing Places 25, 26 and 28 onto State Highway 6 shall be permanently and physically closed by continuing the fence line and reinstating the water channel.
 - s. Prior to undertaking access works, a Temporary Traffic Management Plan and an 'Agreement to Work on a State Highway' shall be submitted to Transit's network consultants at least seven working days prior to work commencing within the State Highway road reserve.
 - t. A combined footpath/cycleway shall be installed on the northern side of SH 6 to Council's standards, from the Pisa Road intersection to Hopkins Street.
 - u. A detailed reserves/landscape plan shall be submitted to Council for approval.
6. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision.
 - b. The completion of all works detailed in Condition (5) above.

- c. If the water supply will ultimately serve more than 25 people for more than 60 days per year and is not a Council water supply then the consent holder is to notify Public Health South, PO Box 2180, Queenstown, Ph 03 442 2500 of the details of the water supply.
- d. The consent holder shall provide evidence to the Council of a responsible body (management group) which will undertake responsibility for the maintenance and carry out the on going monitoring of the effluent disposal system and any private water supply to ensure that it continues to comply with the Drinking Water Standard for New Zealand 2005.
- e. The consent holder shall obtain any necessary consents from the Otago Regional Council for the water supply, flood protection works, earthworks within 7m of a waterway, and effluent disposal system expansion. A copy of any relevant ORC consents shall be forwarded to Council.
- f. The consent holder shall provide a suitable and usable power supply and telecommunications connection to each of the lots. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of Aurora Energy/Delta and Telecom.
- g. All signage, including road names, shall be installed and all necessary road markings completed on all Public or Private Roads created by this subdivision.
- h. Where this development involves the vesting of assets in the Council, the consent holder shall submit to Council a copy of the Practical Completion Certificate, including the date it was issued and when it lapses. This information will be used to ensure the Council's engineering consultants are aware of the date where the asset is no

longer to be maintained by the consent holder and to assist in budgeting for the Annual Plan.

- i. All lots with frontage to SH6 shall be subject to mitigation in the form of reverse sensitivity encumbrances applied to those lots, as was undertaken for Stage 1 of the overall development. The affected lots are 103 – 106, 185 – 196, 198 – 200 and 254.
 - j. The row of macrocarpa trees located near the State Highway boundary approximately 330m east of the Dead Horse Creek culvert shall be removed to avoid shading and icing the highway in winter.
 - k. Implementation of the approved reserves/landscape plan.
 - l. Profile poles shall be erected to indicate the maximum height of the proposed building platforms on Lots 222-224, 228, 229 and 212. These poles shall be fully screened by the proposed mounding from State Highway 6 to the northeast of the subject site. In the instance that the poles are visible from this vantage point the mounding shall be raised to achieve full screening.
7. Prior to certification pursuant to Section 224 of the Act and in accordance with Section 221 of the Resource Management Act 1991, a consent notice shall be registered on the pertinent Certificate of Title for the performance of the following conditions on a continuing basis:
- a. At the time a dwelling is erected on any lot whereby a vehicle crossing was not established at the time of subdivision, the owner for the time being shall construct a sealed vehicle crossing to Council Standards, including compliance with Rule 14.2.4.2. This shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway

serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.

- b. At the time a dwelling is erected on any lot whereby a connection to the reticulated stormwater system was not provided at the time of subdivision, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation.
- c. Any private drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2005 for the presence of E.coli, by the management group for the lots, and the results forwarded to the Queenstown Lakes District Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 are met or exceeded.
- d. The minimum finished floor level of all buildings located within those lots with raised building platforms shall be as specified below, to ensure buildings are no less than 500mm above the flood level of Dead Horse Creek as the result of a 50 year ARI rain event.

Lot number: minimum FFL for flood protection

The lot numbers and minimum finished floor levels specified in this consent notice shall be as submitted by the consent holder at the time of engineering approval to comply with Condition 5(m).

- e. A maximum of one dwelling unit per site shall be allowed.
- f. All buildings shall be contained within the building platforms approved through resource consent RM060392.
- g. The maximum building coverage for all activities on any site shall be 40%.
- h. Where the aggregate length of buildings measured parallel to any internal boundary exceeds 16m; either the entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback (continuous façade(s) at the same distances from the boundary)

or

that part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5 m for every 6 m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary)

- i. The maximum height for buildings shall not exceed 7m above ground level, measured at any point and the highest part of the building immediately above that point, and in addition no part of any building shall protrude through a recession line inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point on the site boundary

Except:

- (a) gable and hip ends may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m² with the apex no higher than a point 1 metre below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.

- j. Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard
- k. The minimum provision of outdoor living space for each residential unit shall be 100m² contained in one area with a minimum dimension of 5.0m. The outdoor living space shall be readily accessible from a living area, and shall not be occupied by any building (other than an outdoor swimming pool or accessory building of less than 8.0m² gross floor area), driveway or parking space.
- l. No animals, except for domestic pets, shall stay overnight on a site. There shall be no keeping of pigs and/or commercial livestock.
- m. No more than one heavy vehicle shall be stored or parked overnight on any site for any activity. The standard applies to residential and non-residential activities cumulatively.
- n. Nature and Scale of Non-Residential Activities
 - i. No more than 40m² of the gross floor area of buildings on a site shall be used for non- residential activities.
 - ii. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.
 - iii. All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.
- o. Non-residential activities shall be conducted so that the following noise limits are not exceeded at any point within the boundary of any other site in this zone:

Daytime 0800 - 2000 hours L10 50dBA

Night time 2000 - 0800 hours L10 40dBA and Lmax 70dBA

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991.

Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.

- p. Glare
 - i. All fixed exterior lighting shall be directed away from adjacent roads and sites.
 - ii. No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light to any other site measured at any point inside the boundary of the other site.
- q. The following limitations apply to all earthworks (as defined in the Partially Operative District Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.
 - i. The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of "volume" (see interpretative diagram 5 in the Partially Operative District Plan).
 - ii. The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **200m²** in area within that site (within a 12 month period).
 - iii. Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³**.
 - iv. No earthworks shall:
 - 1. expose any groundwater aquifer;
 - 2. cause artificial drainage of any groundwater aquifer;
 - 3. cause temporary ponding of any surface water.

- v. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6 in the Partially Operative District Plan). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
- vi. The maximum height of any cut shall not exceed 2.4 metres.
- vii. The maximum height of any fill shall not exceed 2 metres.
- viii. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be re-vegetated within 12 months of the completion of the operations.
- ix. Any person carrying out earthworks shall:
 - 1. Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
 - 2. Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a waterbody or where it may dam or divert or contaminate water.
- x. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.
- xi. The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.

- xii. The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

- r. Roofing claddings shall be painted, non-shiny, textured or have a matt/powder finish.

- s. All exterior materials shall be coloured within the natural range of browns, greens and greys and appear appropriately recessive, of low reflectivity (less than 36% reflectance value).

- t. Fencing shall be as follows:
 - i. Timber paling fencing is permitted to a height of 1.8 metres, except within 6 metres of roads where post and wire fencing only is permitted. All fencing adjoining legal roads, reserve areas and the southern boundaries of those lots located adjacent to State Highway 6, shall be restricted to post and wire only, not exceeding 1.2 metres in height.

 - ii. Monumental gates or any other road front 'furniture' other than simple post and rail is prohibited.

- u. The following design/construction techniques are not permitted:
 - i. Any A-frame design or construction

 - ii. Any timber pole frame

- v. All ancillary structures (including, for example, garden sheds, garages) shall be clad and coloured to match the principal dwelling.

- w. An encumbrance registered against the land subject to this consent preventing any owner from objecting to the building of a power station on the adjacent property comprised in Certificate of Title OT14D/130 on the basis of noise, visual impact, injurious impact, or any other adverse conditions.

8. All necessary easements shall be specified on the survey plan of subdivision and be duly granted or reserved.
9. Mitigation of pedestrian issues shall be undertaken in light of a Pedestrian Management Plan to be agreed with Transit New Zealand relating to pedestrian/cyclist management, pedestrian access ways and their construction standards, and the timing for their construction.
10. Tree plantings on proposed reserve Lot 302 along the boundary of the applicant's property adjacent to State Highway 6 shall be designed and maintained to avoid winter shading or icing of State Highway 6 during the winter months.

Land Use Conditions

11. The consent holder shall install measures to control and or mitigate any dust, silt run-off and sedimentation that may occur. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project.
12. Prior to the occupation of the dwelling, the land owner shall complete the following engineering works, in accordance with Condition (3):
 - a. Connection from the dwelling to the water supply reticulation provided at the time of subdivision, in accordance with Council's standards and connection policy. The costs of the connection shall be borne by the land owner.
 - b. Connection from the dwelling to the foul sewer reticulation provided at the time of subdivision, in accordance with Council's standards and connection policy. The costs of the connection shall be borne by the land owner.

- c. Connection from all impervious areas within the site to the stormwater reticulation provided at the time of subdivision, in accordance with Council's standards and connection policy. The costs of the connection shall be borne by the land owner. If a gravity fed connection is not possible due to the elevation of the lot, then an alternative stormwater disposal method is required as delineated in the consent notice on the certificate of title.
- d. The provision of a sealed vehicle crossing to the lot to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the Partially Operative District Plan. This shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- e. The formation of all vehicle access, parking and manoeuvring areas in accordance with Council's standards.
- f. The provision of a suitable and usable power supply and telecommunications connection to the dwelling. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of Aurora Energy/Delta and Telecom.
- g. Minimum finished floor levels for buildings on those lots that could be susceptible to flooding shall be as specified by the consent holder to comply with Condition 4(l), to ensure that buildings are no less than 500mm above the flood level of Dead Horse Creek as the result of a 50 year ARI rain event.

Earthworks Conditions

- 13. Prior to commencing any work on the site the consent holder shall install a vehicle crossing, which all construction traffic shall use to enter and exit

the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal. This crossing shall be upgraded in accordance with Council's standards, or removed, at the time the internal roads are constructed on the site.

14. Prior to commencing works, the consent holder shall submit to Council for review a site management plan for the works to address measures to control and or mitigate any dust, silt run-off and sedimentation that may occur. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project.
15. Prior to commencing works on site, the consent holder shall submit a traffic management plan, pre-approved by Transit, to Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (certification gained by attending the STMS course and getting registration). All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan.
16. The consent holder shall provide the Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 who is to supervise the excavation procedure. This engineer shall continually assess the condition of the excavation and implement any design changes / additions if and when necessary.
17. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at the consent holder's expense, to clean the roads.
18. The loading and stockpiling of earth and other materials shall be confined to the subject site.

19. The site manager shall inspect silt fences on no less than a twice weekly interval to ensure that silt laden waters are kept on site and are not disposed of into any waterway.
20. Prior to construction of any buildings on the site a Chartered Engineer experienced in soils investigations shall provide certification, in accordance with NZS 4431 for all areas of fill within the site on which future buildings may be founded (if any).
21. Within four weeks of completing the earthworks the consent holder shall submit to Council an as built plan of the fill. This plan shall be in terms of New Zealand Map grid and shall show the contours indicating the depth of fill. Any fill that has not been certified by a suitably qualified and experienced engineer in accordance with NZS 4431 shall be recorded on the as built plan as "uncertified fill".
22. At the completion of the earthworks all earth-worked areas shall be top-soiled and grassed or otherwise permanently stabilised within 6 weeks.



REFER SHEET 2 FOR DETAIL

QUEENSTOWN LAKES DISTRICT COUNCIL
 APPROVED PLANS: RM. 060392
 6/11/07 Date *Com* Initials



LEGEND:

- Residential Allotments
- To vest as Reserve (Roads)
- To vest as reserve
- Building Restriction Area
- Stage Boundary

NOTE:

Residential Allotments = 64-67, 91-219, 222-249 & 254
 Roads = 400-408
 Reserve = 300-309 & 600-601

PROPOSED MEMORANDUM OF EASEMENTS

Purpose	Servient Tenement	Shown	Dominant Tenement
Right of Way	Lot 231 hereon	A	Lots 232
	Lot 232 hereon	B	Lot 231
Right to convey services	Lot 234 hereon	C	Lots 235, 236, 237 & 238 hereon
	Lot 235 hereon	D	Lots 234, 235, 237 & 238 hereon
	Lot 236 hereon	E	Lots 234, 235, 237 & 238 hereon
	Lot 237 hereon	F	Lots 234, 235, 236 & 238 hereon
	Lot 238 hereon	G	Lots 234, 235, 236 & 237 hereon
	Lot 239 hereon	H	Lot 240 hereon
	Lot 240 hereon	I	Lot 239 hereon
	Lot 241 hereon	J	Lot 242 hereon
	Lot 242 hereon	K	Lot 241 hereon

CLARK FORTUNE McDONALD & ASSOCIATES
 REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & RESOURCE MANAGEMENT CONSULTANTS
 200 Lower Shotover Road, P.O. Box 803 (General)
 Tel: 033443 4360 Fax: 033443 1360 Email: admin@cfm.co.nz
 21 Meads Crescent, P.O. Box 200, Blenheim
 Tel: 033443 4448 Fax: 033443 4445 Email: admin@cfm.co.nz
 Level 11, Montezuma Alley, P.O. Box 595, Dunedin
 Tel: 033433 1550 Fax: 033433 1552 Email: admin@cfm.co.nz

Iss.	Date	Details	By	Ver.	App.
Rev.	Date	Revision Details	By	Ver.	App.
A	28.11.06	Remove additional Building Platform from Lot 64	SC		
B	5.07.07	Revise Road and Lots in Stage 2B	SC		
C	25.09.07	Revise Lots in Stage 2A	KW		

Notes:
 1. All dimensions shown are in meters unless shown otherwise.
 Any person using Clark Fortune McDonald drawings and other data accepts the risk of using the drawings and other data to establish title without requiring and accepting the necessary approval of the original land registration authority.
 Ensuring the information is the most recent issue.
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Project: **LUGGATE VILLAGE**
 Client: **LUGGATE HOLDINGS LTD**

Surveyor	Signed	Date
Drawn	Signed	Date
Checked	Signed	Date
Designed	Signed	Date
Approved	Signed	Date

Drawing Title: **LOTS 64-67, 91-219, 222-249, 254, 300-309, 400-408 & 600-601 BEING A PROPOSED SUBDIVISION OF LOT 410 DP361422**

Job No.	9689	Drawing No.	1c-1
Scale	1:1000 @ A1 1:2000 @ A3	Date	8.11.06
Datum & Level	MSL	Rev.	C

100% REPRODUCIBLE BY ANY MEANS, BUT NOT BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CLARK FORTUNE McDONALD & ASSOCIATES

APPENDIX 8